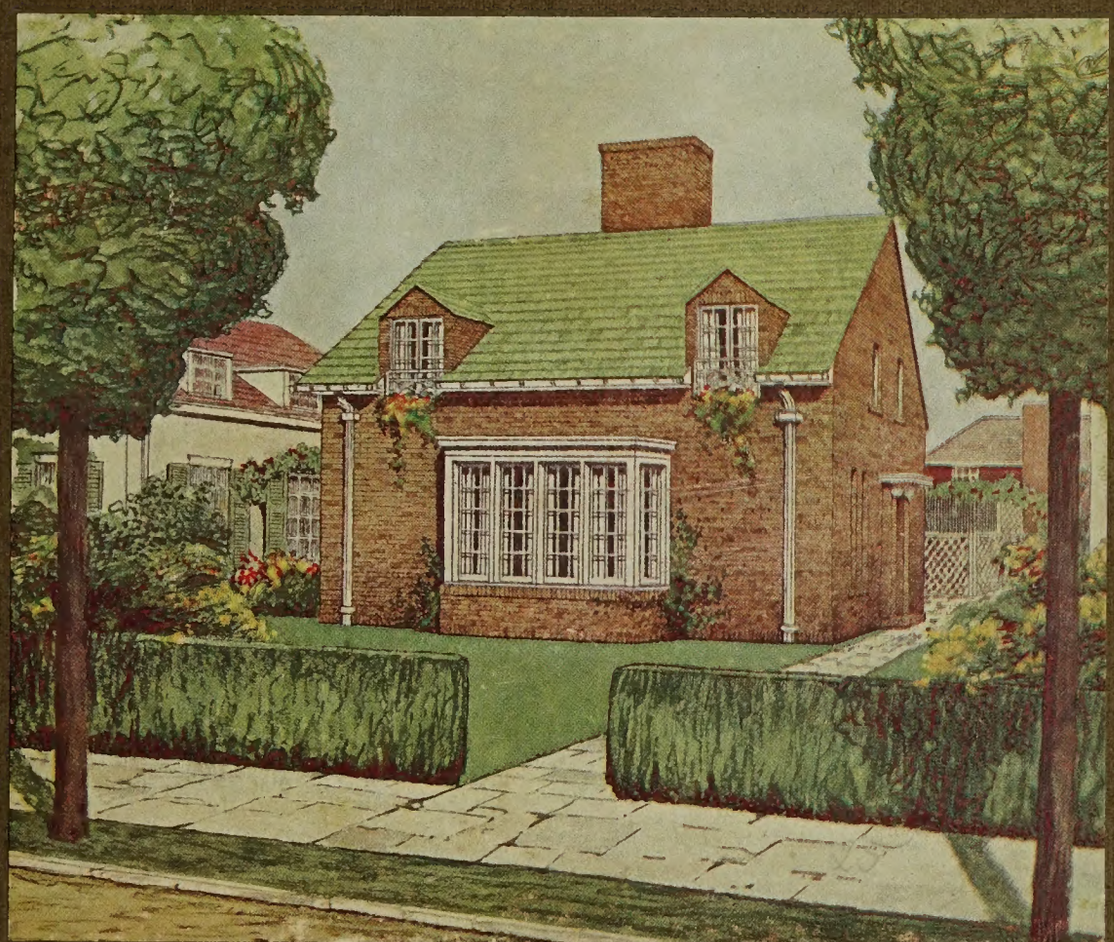
The Average Man's HOME



50 SMALL HOUSE DESIGNS SELECTED FROM DRAWINGS SUBMITTED IN A NATIONAL COMPETITION FOR THE BEST $3000 DWELLING

Published by The
COMPLETE BUILDING SHOW Co.
Cleveland, O., U.S.A.

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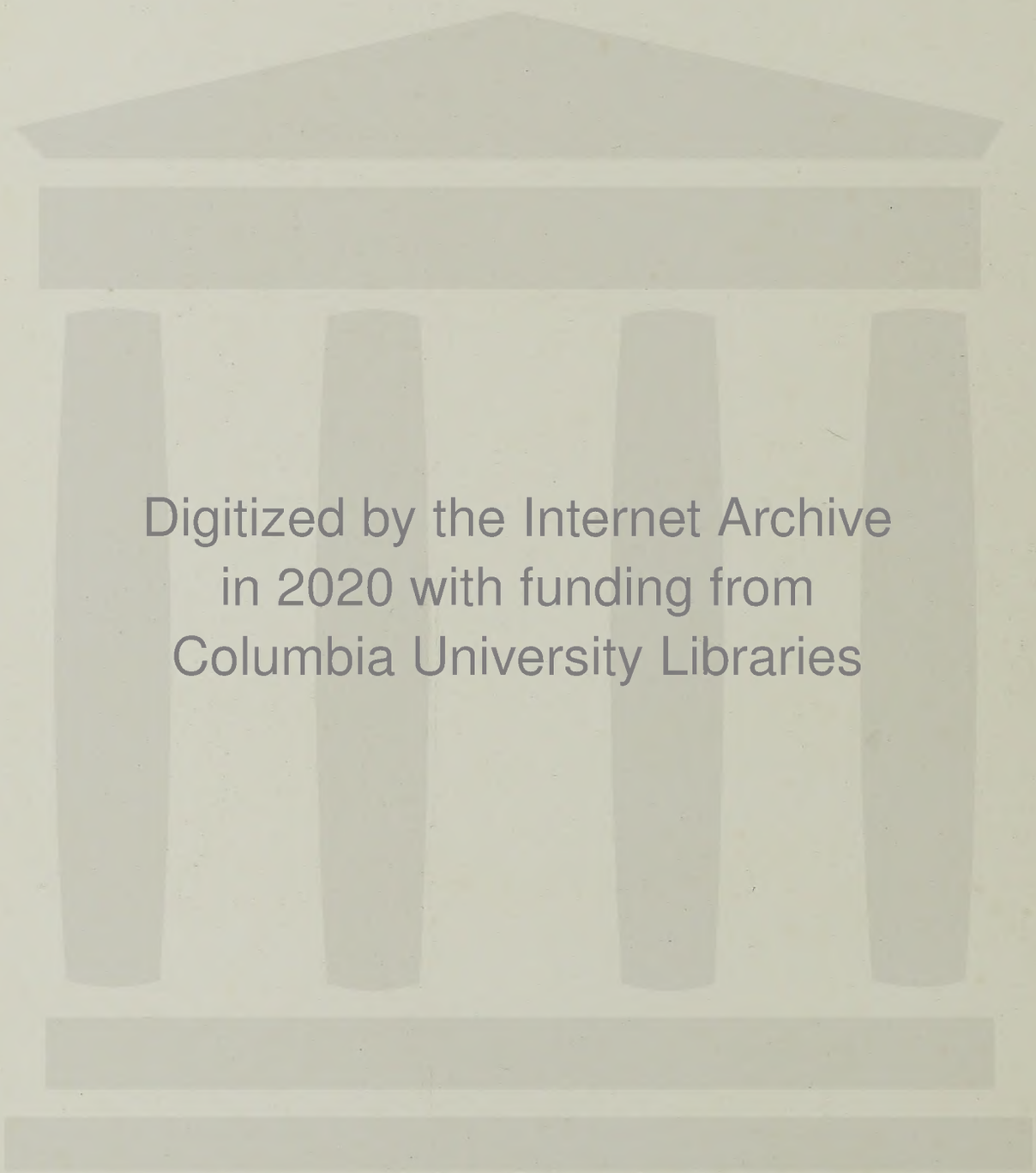
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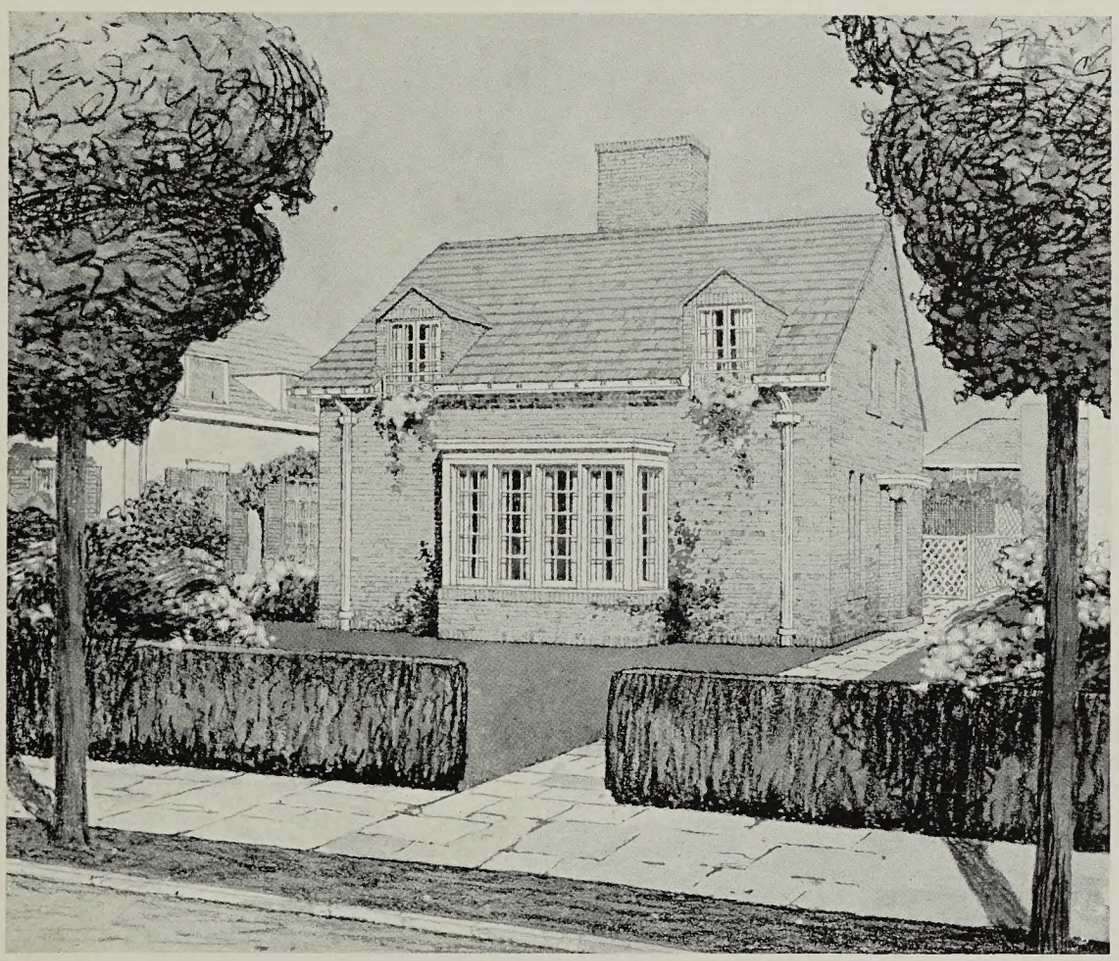

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THE COMPLETE BUILDING SHOW CO.

LEADER-NEWS BUILDING

CLEVELAND

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A Competition with a Purpose

THE sketches reproduced in this book were selected from nearly three hundred drawings submitted in the competition conducted by The First American Complete Building Show, held in Cleveland, February 16 to 26, 1916.

On account of the low cost range and the enthusiastic interest attending the exhibition of the original drawings at the show it was found desirable to publish this collection.

The fifty designs shown here are not necessarily the best of the drawings submitted. They were selected to show the greatest possible variety of designs and plans.

While the choice of materials was left to the contestants it is a significant fact that ninety per cent of the drawings submitted indicated exterior walls of fire resistive construction. Coming from architects in practically every state in the Union this suggests that even a low priced house may be built with outer walls of permanent materials.

A large majority of the contestants indicated stucco finish, either upon tile or metal lath. There were many with walls of brick and some of the best of these have been included in this book. Very few of the frame designs came from architects, many were the work of contractors. In the prize list and throughout the collection published it will be found that all types are represented.

In fixing the price limit at $3,000 the management of The First American Complete Building Show aimed to represent the average man's house. The competition is unique in that the price restriction is low and this without thought of "garden city" or community development. It was not in the mind of those back of the competition to suggest to philanthropists or welfare organizations a series of model houses to be rented to "workingmen."

The purpose of the contest was to meet the demand of the average man—the butcher, the baker, the candlestick maker (if any are extant), the clerk, the bookkeeper, the motion picture manager, the baseball player, or anybody else who has a sufficient interest in himself, his family and his city to want to own a home.

In Middlewestern cities of America the average cost of single dwellings, according to figures at the city building departments, is approximately $3,000. Few new houses are actually *sold* for less than that amount, although unfortunately, the buyers of low priced homes are too often exploited by the speculative builder and the so-called "real estate builders," and the sale price does not always represent good value. To cover up extravagant financing and "easy" terms inferior materials and construction have to be resorted to in order to keep the price down to the demand level.

But the offense of the "real estate" house that the competition aims to correct is its lack of art. Street after street in many American cities are being built up from one or two stock plans. There is no more character in the street, the houses or the part of the city they occupy than there is in a mile of fence posts before the barbed wire is put on them.

The competition answers more emphatically than words could do the question so often asked by the home builder:

"Does it pay to have an architect?"

It does pay, not alone in the appearance of the house, but is equally worth while from the standpoints of good materials, construction, economy of space and good planning.

The Cleveland chapter American Institute of Architects conducted the competition for the building show and named the following members as a committee to prepare the program and make awards: Charles S. Schneider, chairman, R. Germain Hubby, Albert S. Skeel, H. Dercum and W. R. Watterson.

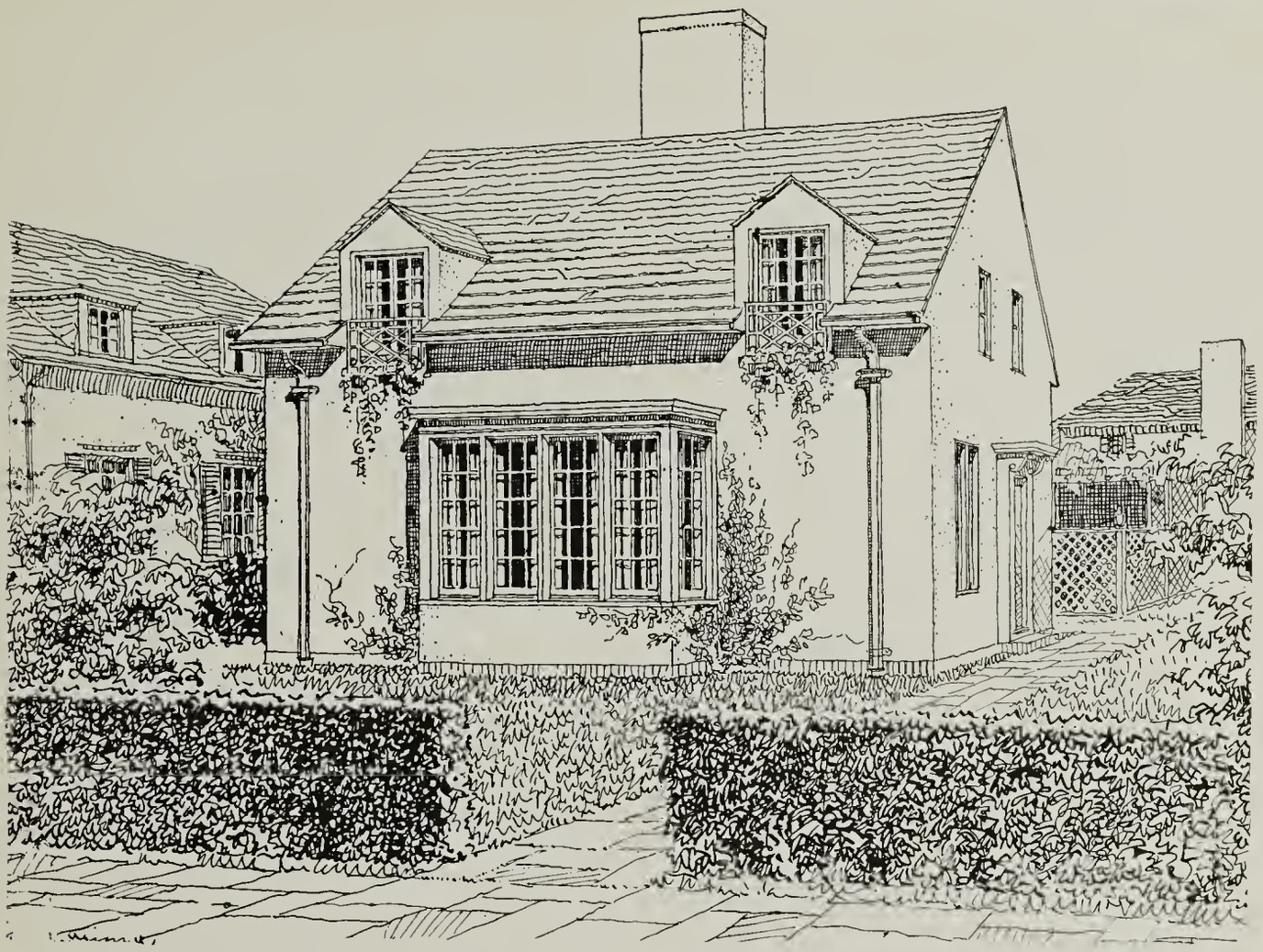
In making awards the committee did not consider any design which exceeded the limit of cost based upon seventeen cents a cubic foot.

Draftmanship and rendering did not count as much, in making the awards, as did the general character of the house, practibility of plans and general scheme and consistent designing to keep within the cost stipulated.

In this collection, however, there are included houses that, in the opinion of the committee, could not be built for $3,000.

The cost of building varies with localities, and the changing market in materials and labor. A Pacific Coast architect who submitted a drawing writes that houses may be built in that part of the country for twelve to thirteen cents a cubic foot. In the larger centers average construction may exceed seventeen cents a cubic foot, although it was the verdict of the committee that a house could be completed in Cleveland, with good materials and workmanship, for that figure.

The price limit of $3,000, in this competition, includes basement under entire area of house, average finish inside including hardwood floors, plumbing, electric wiring, hot air furnace and painting.

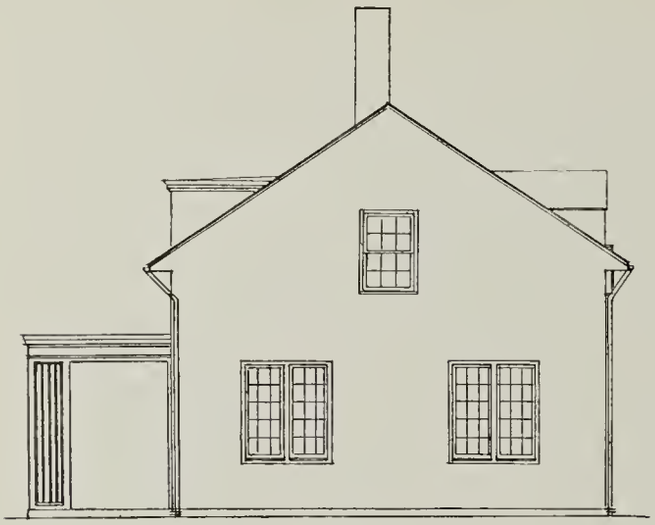


THE first prize drawing, which won for William Olaf Shelgren, Buffalo, the $200 prize, has attracted wide attention and is already being erected in two or three cities. Its feature is the combination of living room and dining room in a way that gives necessary privacy to the dining room. This is accomplished by the arrangement of furniture suggested by Mr. Shelgren in his drawings.

The first floor of this house is considered ideal. The designer confesses that there is room for improvement in the second floor in which "head room" was sacrificed to keep the total cubage within the limit specified. At a small additional expense the second story may be built two feet higher without destroying the exterior balance of the house. This would greatly improve the second floor rooms.

Mr. Shelgren designed this house for Stucco finish with green slate roof and it is his contention that it may be completed in Buffalo, or other cities of similar size, for $3,000.

View in Living Room



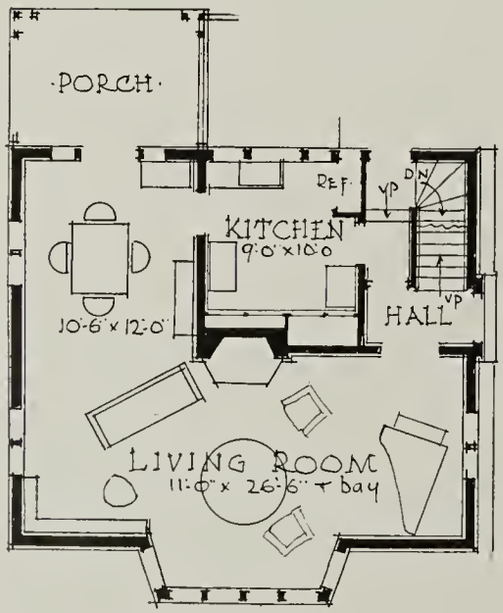
Side Elevation

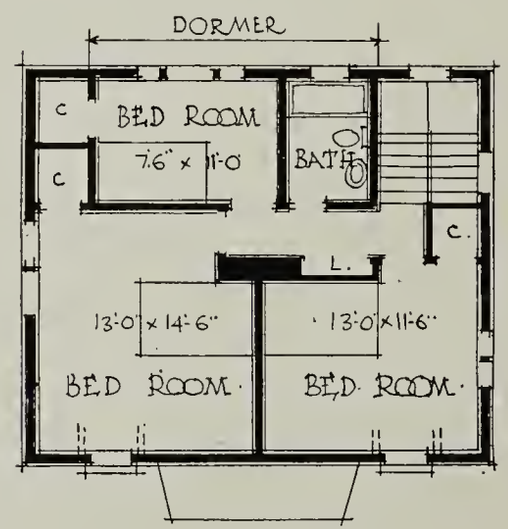
Rear Elevation

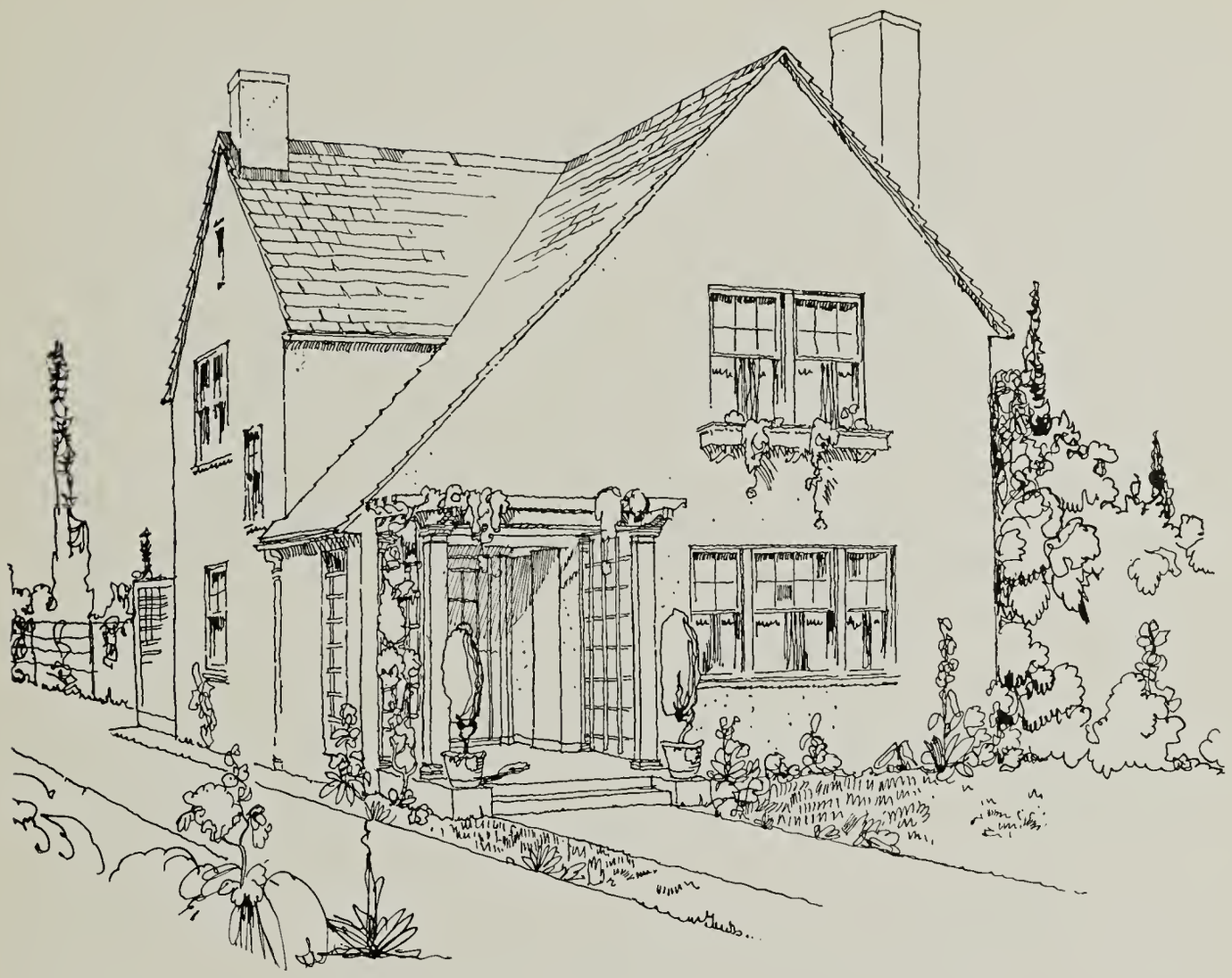
The work of the architect is shown in every feature of the First Prize House. Proper wall spaces for the furniture, a feature often neglected in stock plans and "real estate" houses, is amply provided for here.

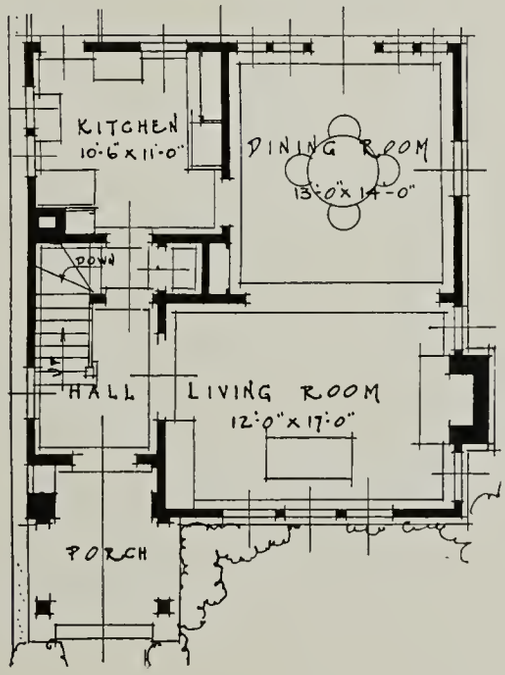
By carrying the bay window across the front and placing the entrance at the side, thorough lighting of the living room is assured. It will be observed also that there is a cross draft in every room obtained by having windows in at least two walls and providing proper ventilation.

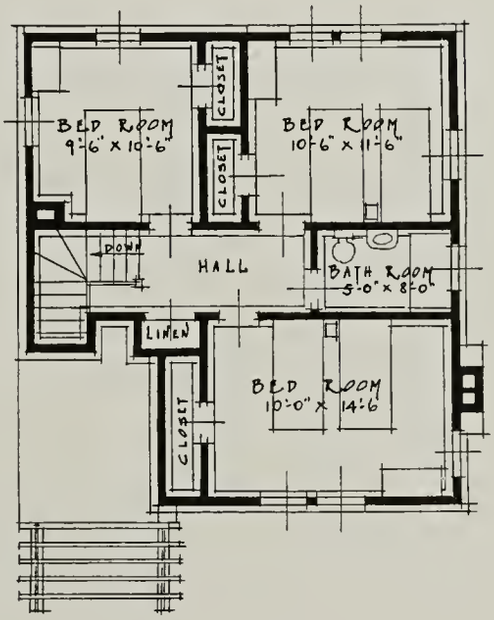
Side Elevation







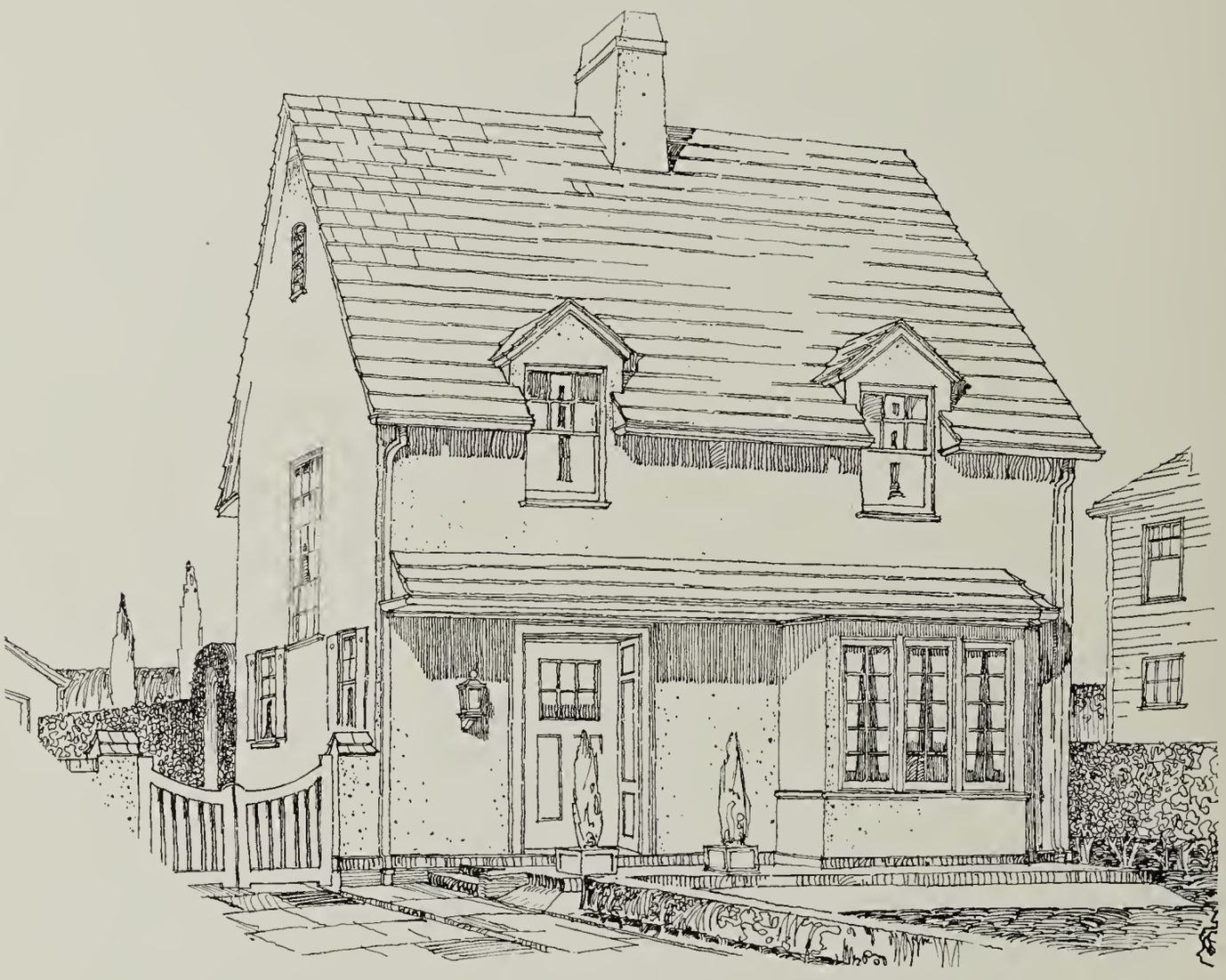


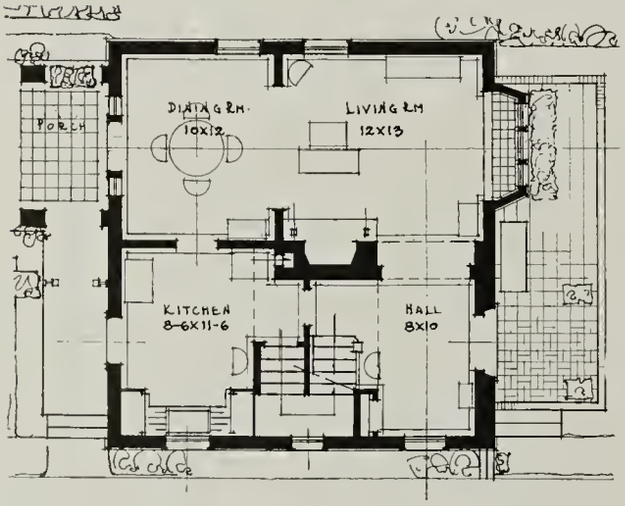


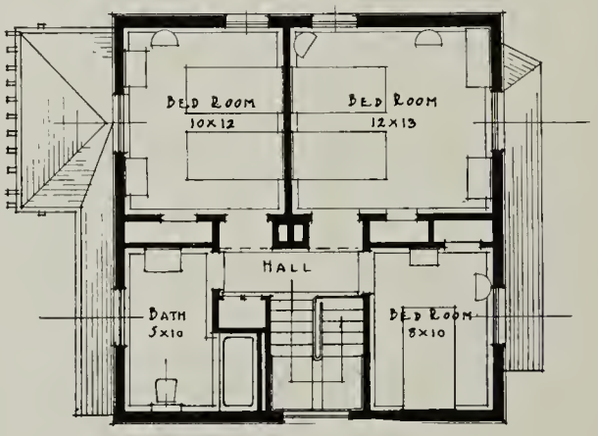
SECOND PRIZE

Submitted by C. S. Merrel & C. H. Dittmer

2248 Euclid Ave. Cleveland, Ohio



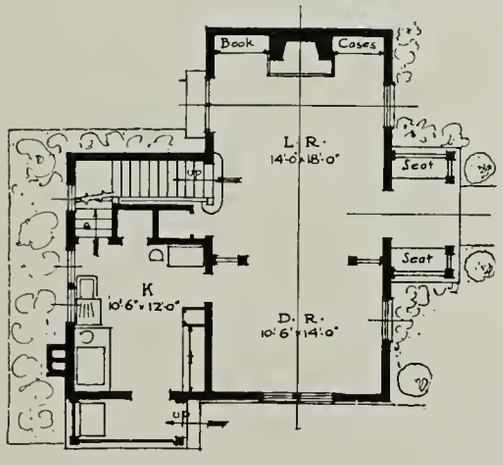


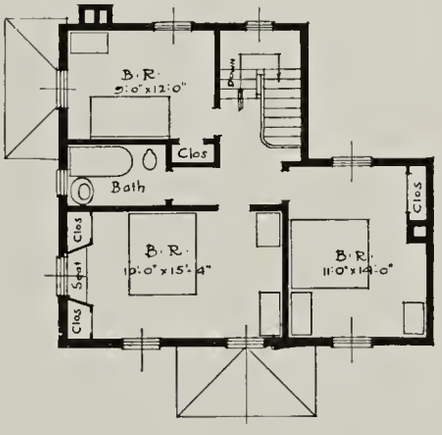


THIRD PRIZE

Submitted by H. W. Peebles & Richard N. Hazlewood

82 W Elizabeth St. Detroit, Mich.

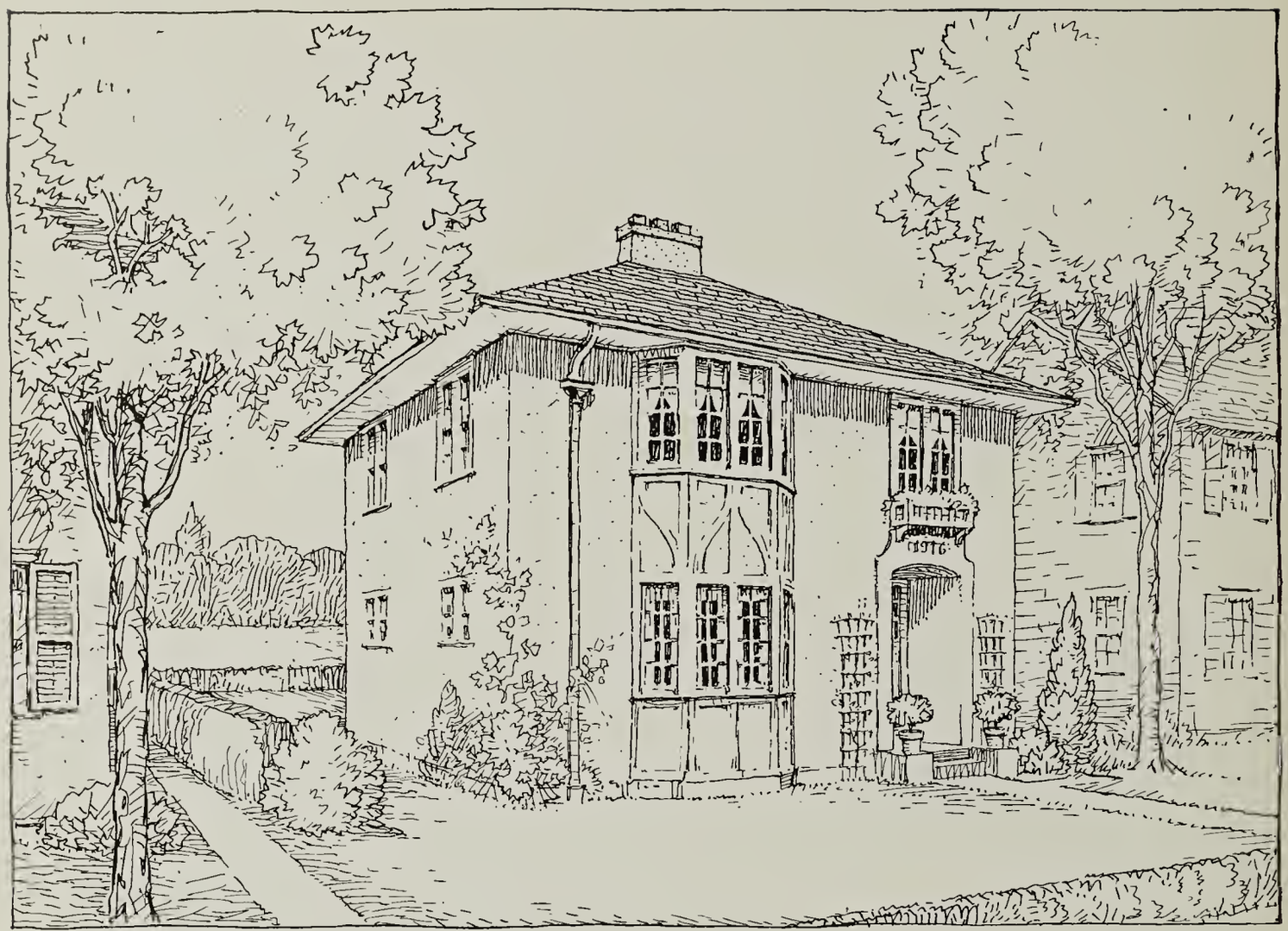


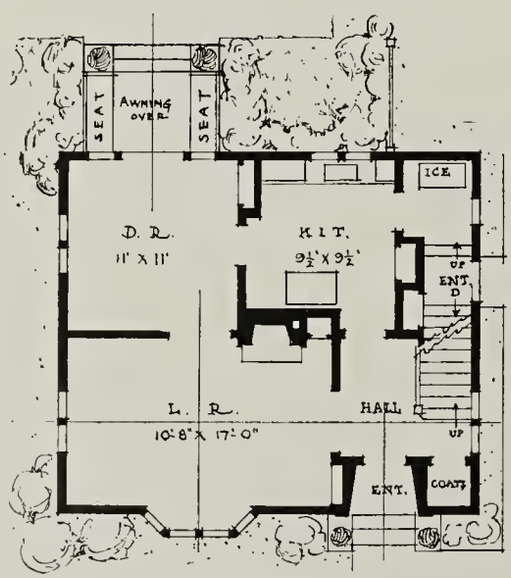


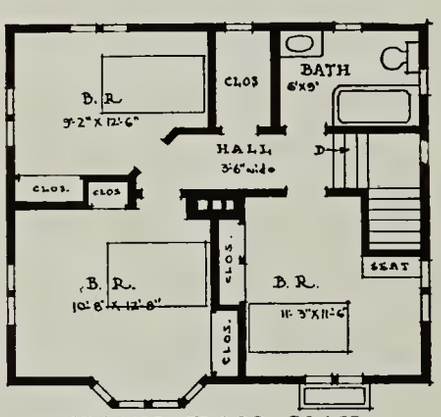
FOURTH PRIZE

Submitted by Frederick J. Harburg

94 West 162nd Street New York, N. Y.





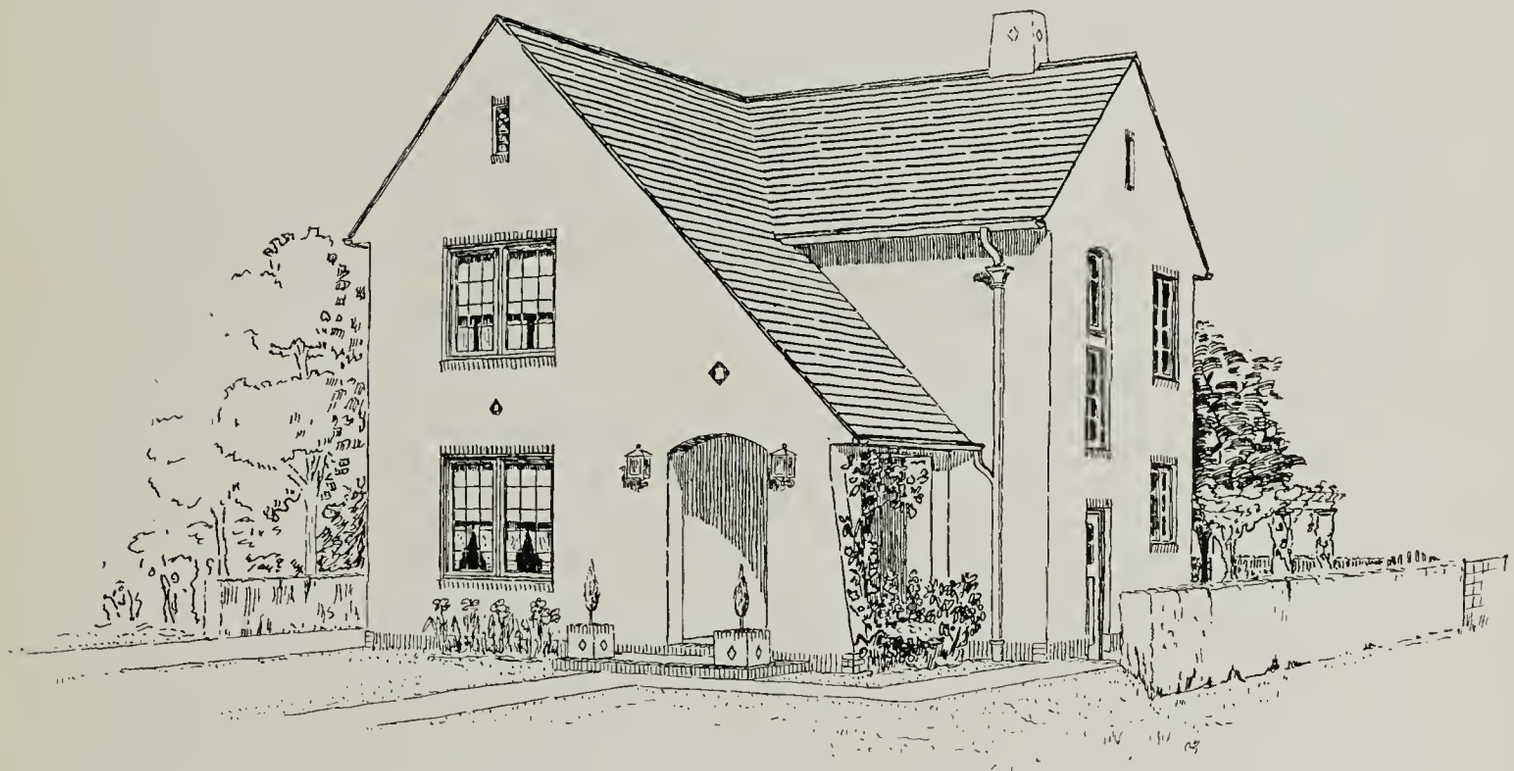


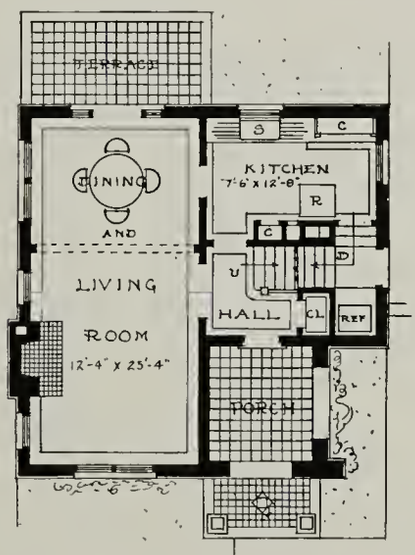
SECOND FLOOR PLAN

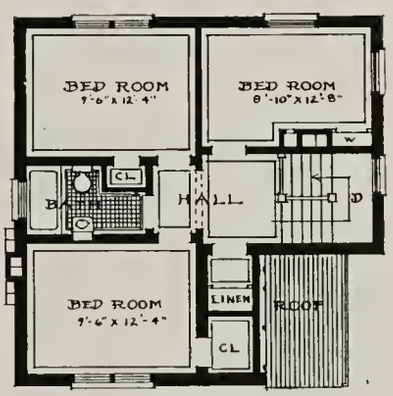
FIFTH PRIZE

Submitted by C. C. Tallman

17 Dill Street Auburn, N. Y.



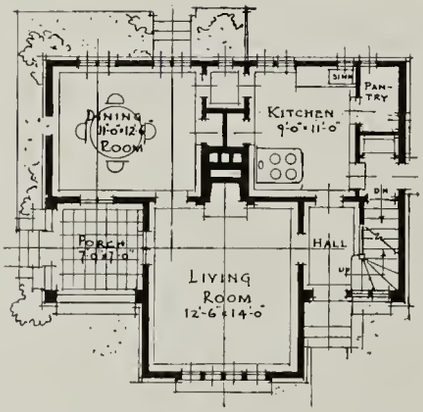


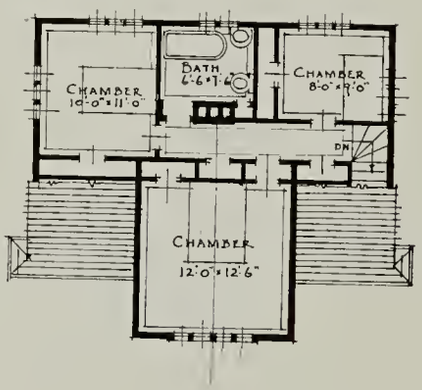


SIXTH PRIZE

Submitted by Henry P. Whitworth

155 Carlyon Road Cleveland, Ohio

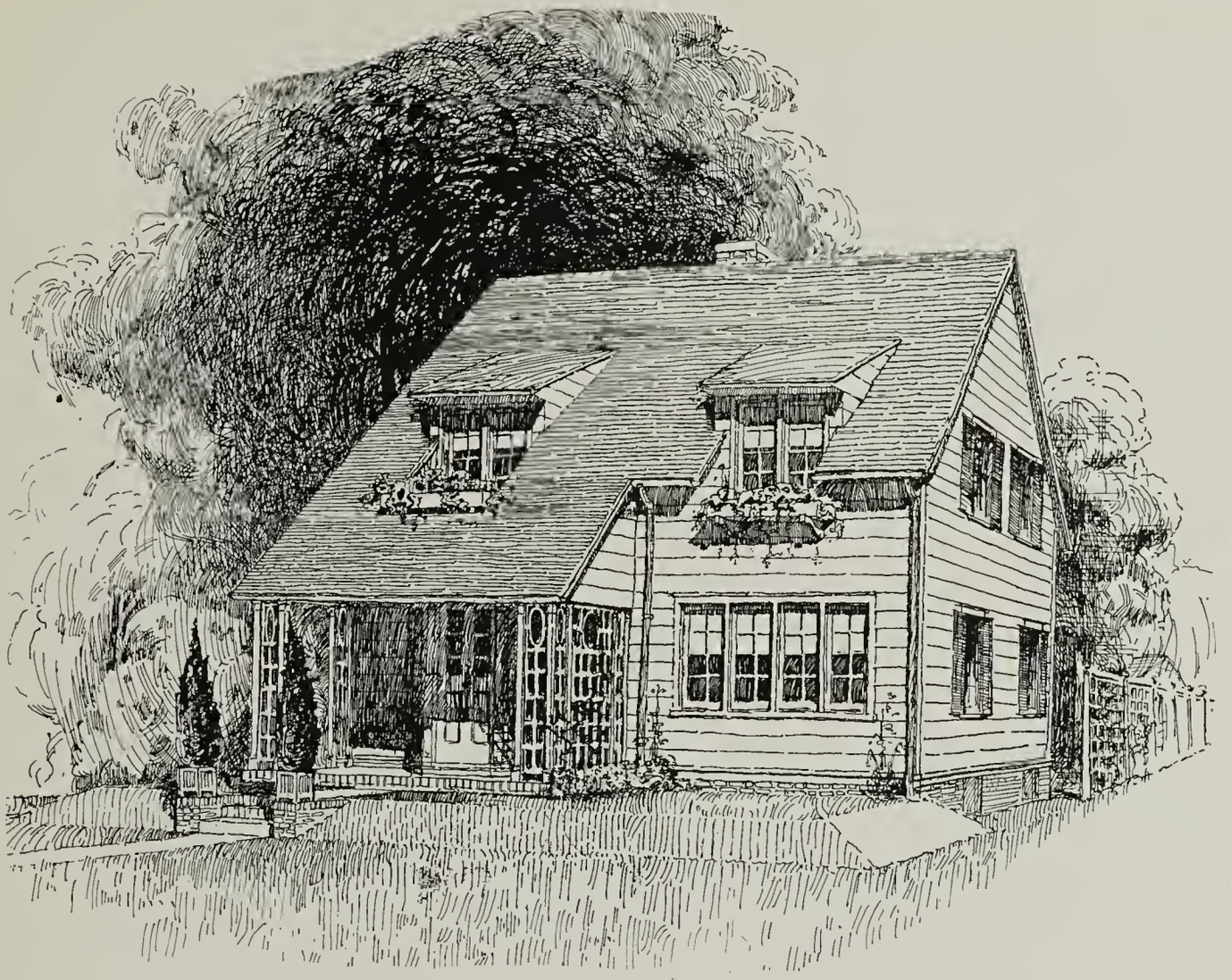


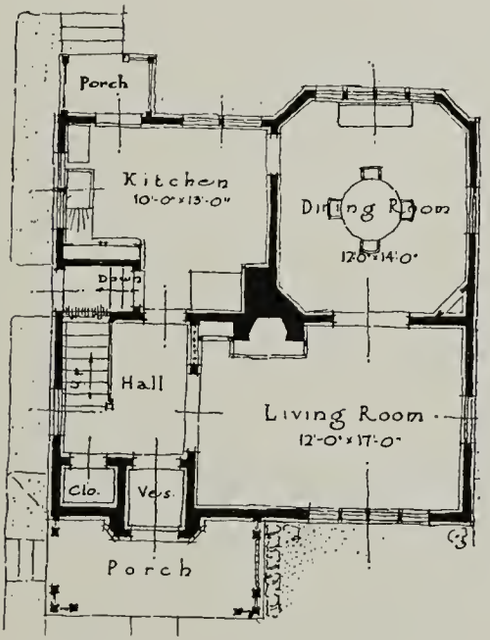


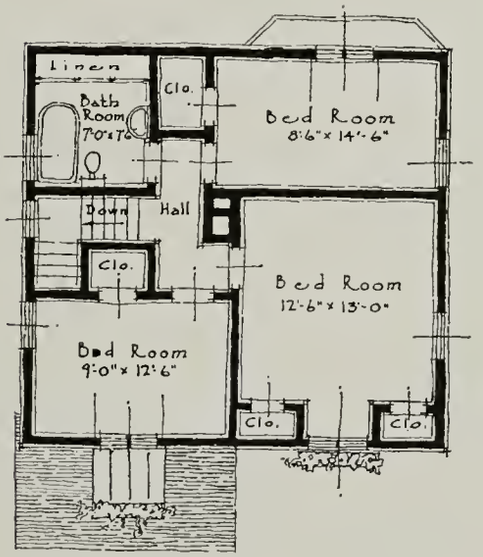
SEVENTH PRIZE

Submitted by Maurice Feather

129 Langdon Avenue Watertown, Mass.



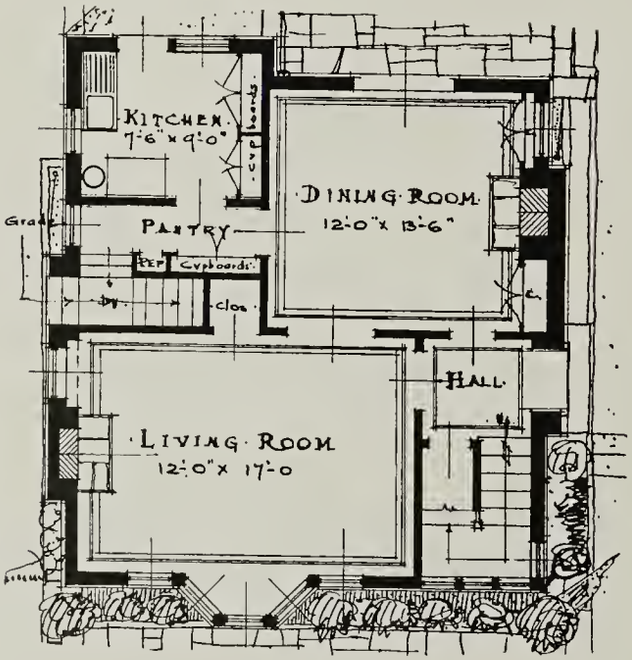


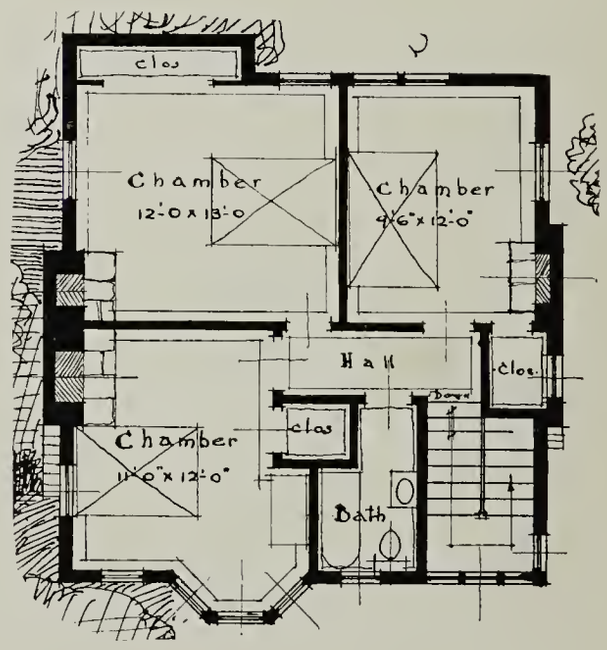


HONORABLE MENTION

Submitted by Robert N. Dickerson

2248 Euclid Ave. Cleveland, Ohio

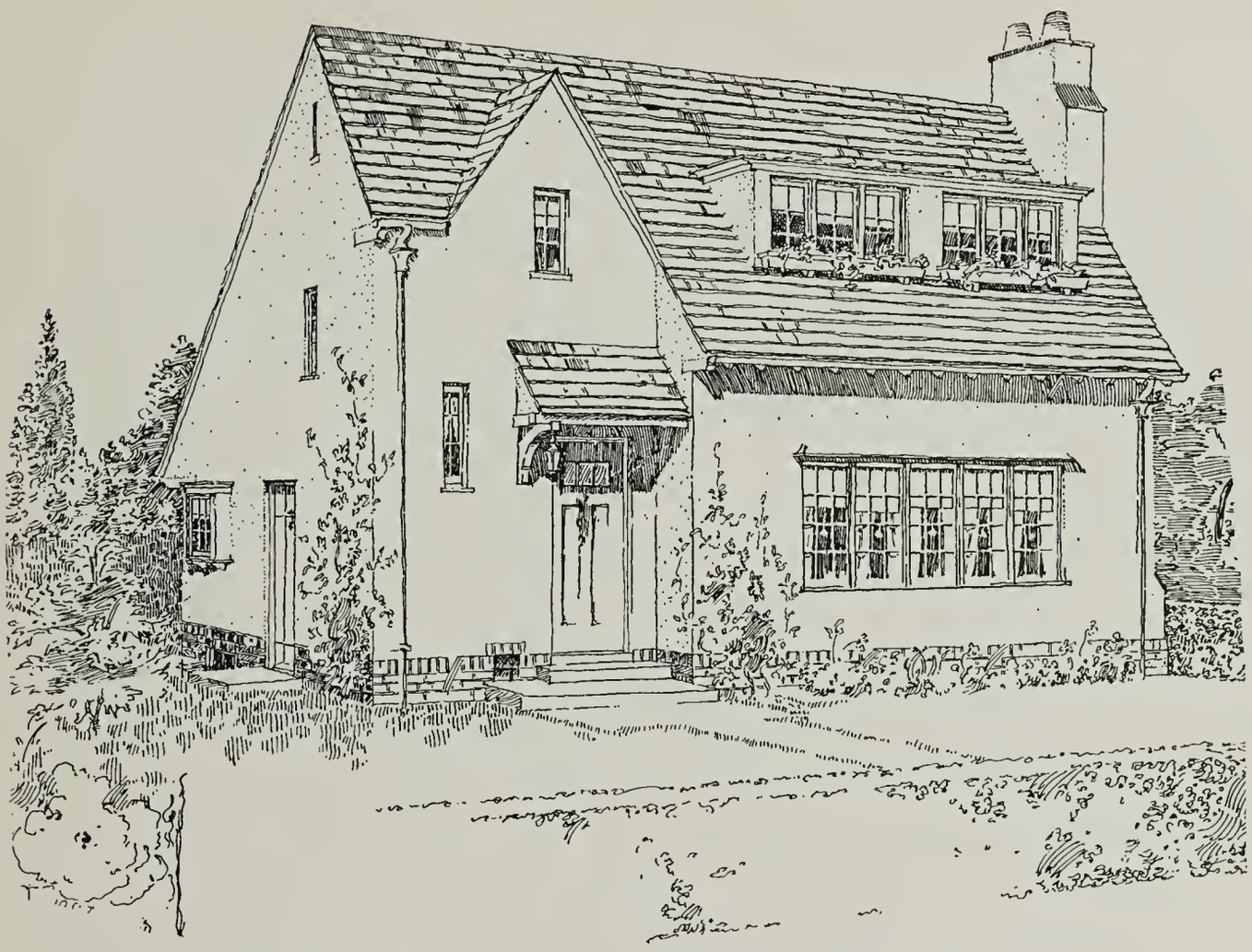


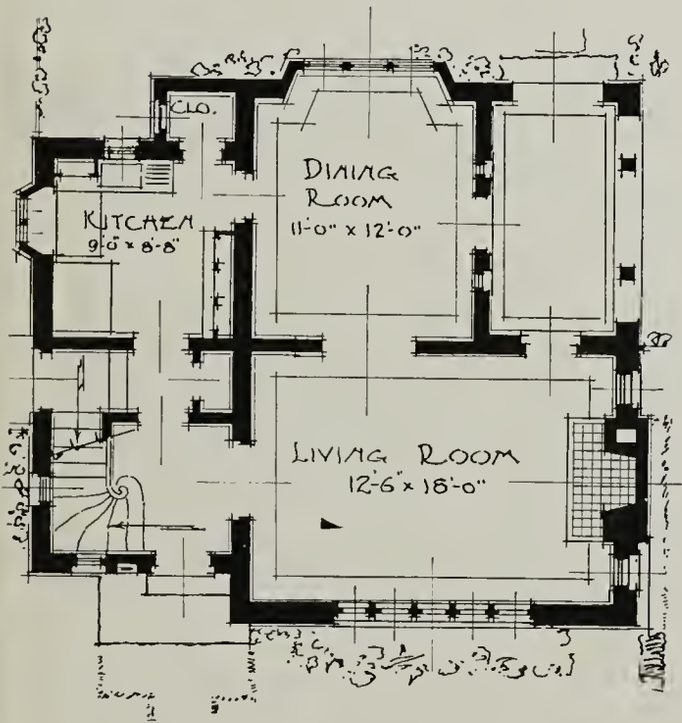


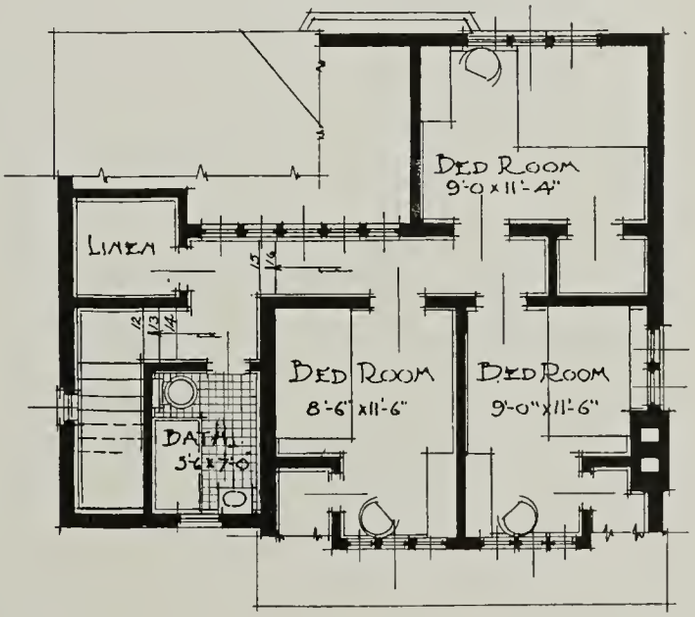
HONORABLE MENTION

Submitted by William Erwin Humphrey Jr.

1736 G. St., N. W. Washington, D. C.







HONORABLE MENTION

Submitted by F. C. Petterson

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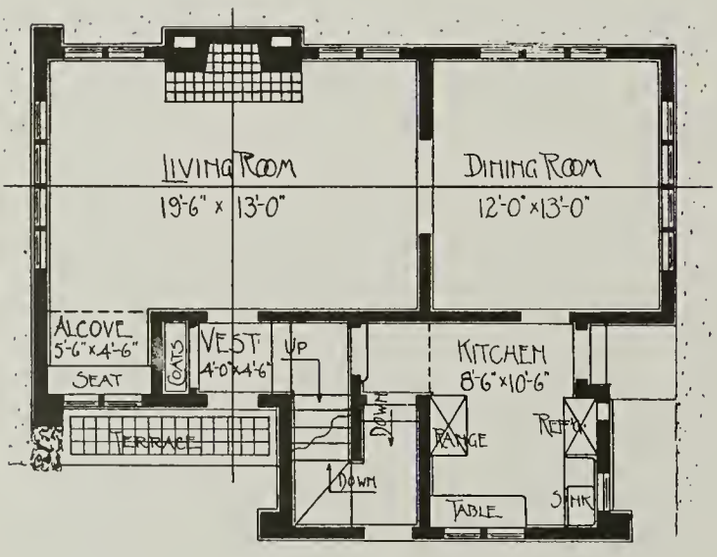

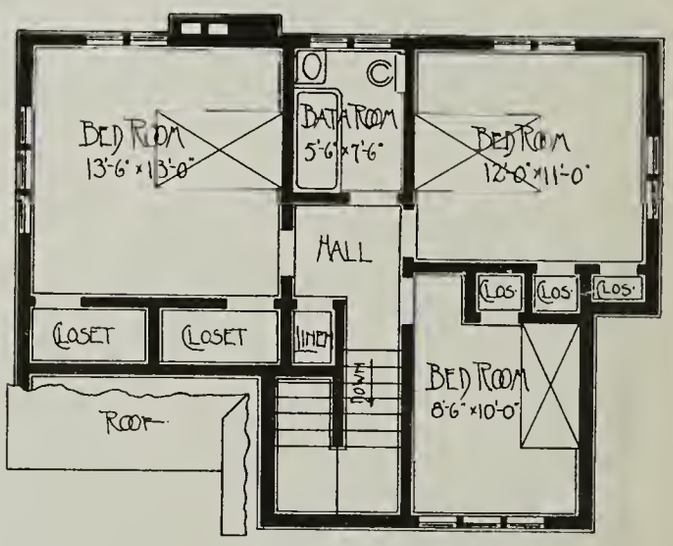

HONORABLE MENTION

Submitted by Don James Lackie

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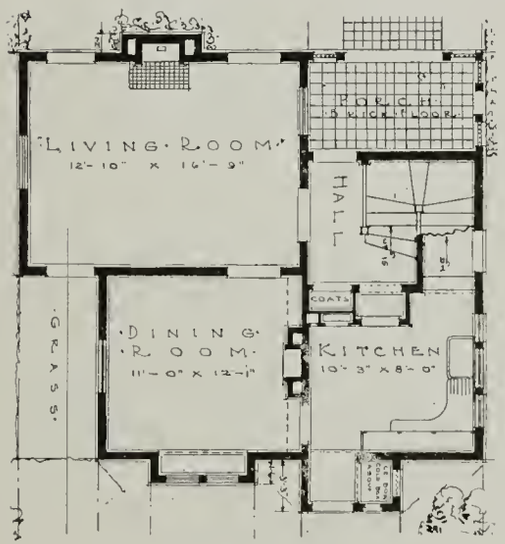
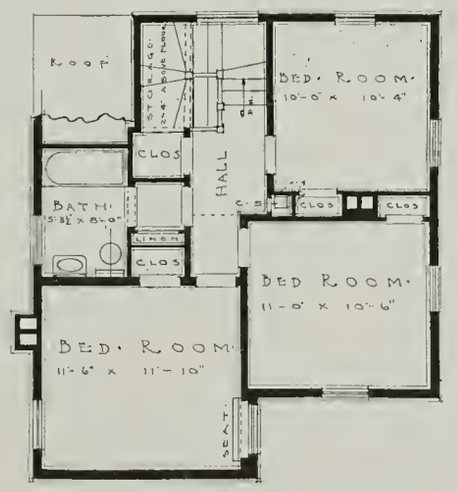
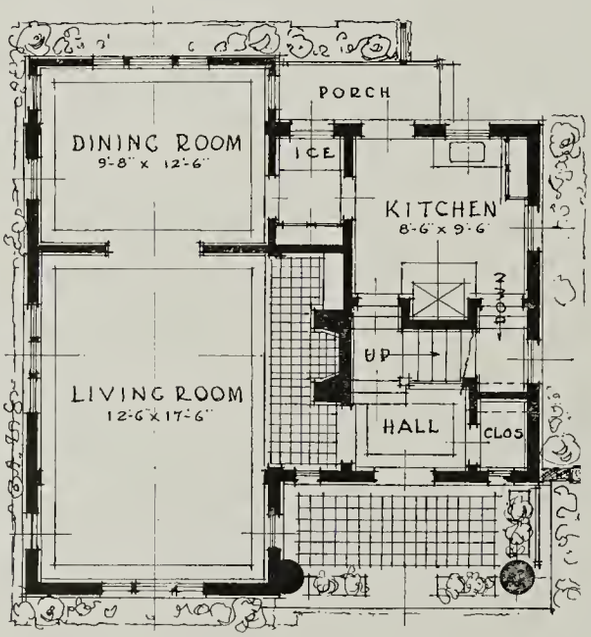


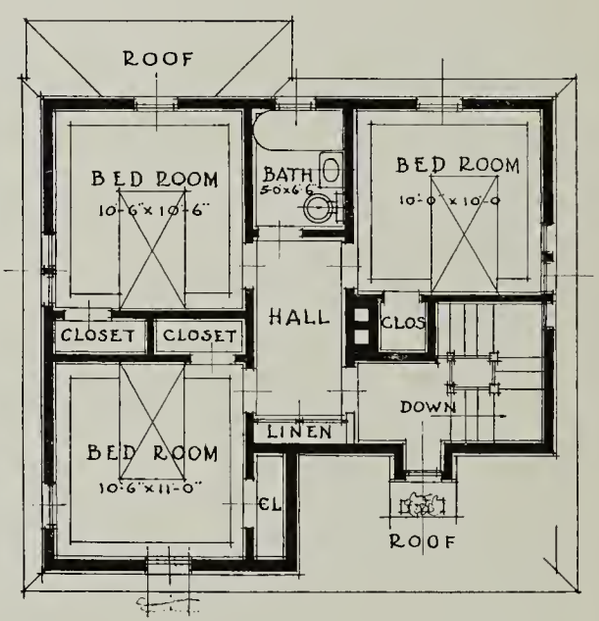


HONORABLE MENTION

Submitted by M. J. Rawson

396 Deshler Ave. Columbus, Ohio.





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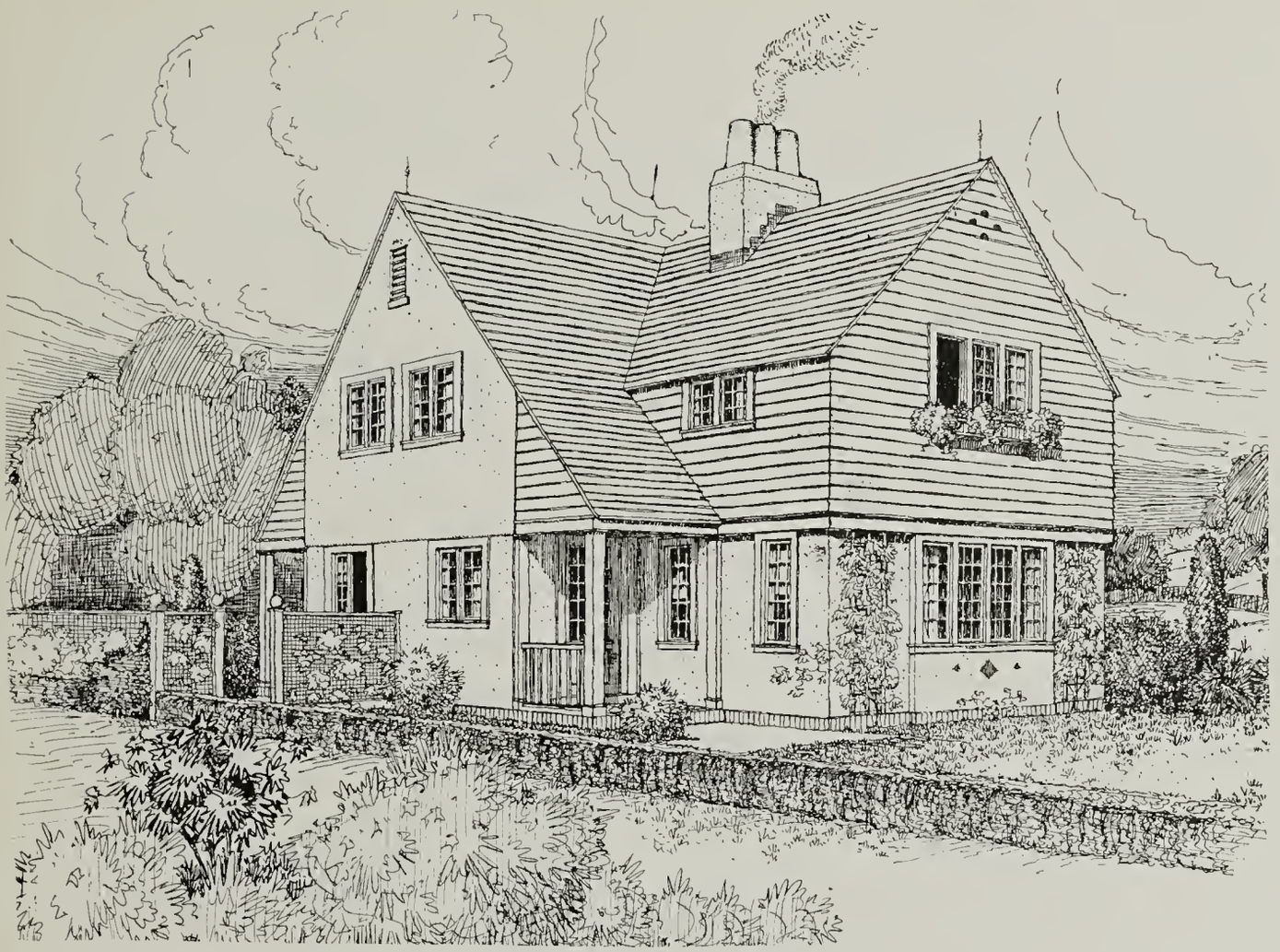
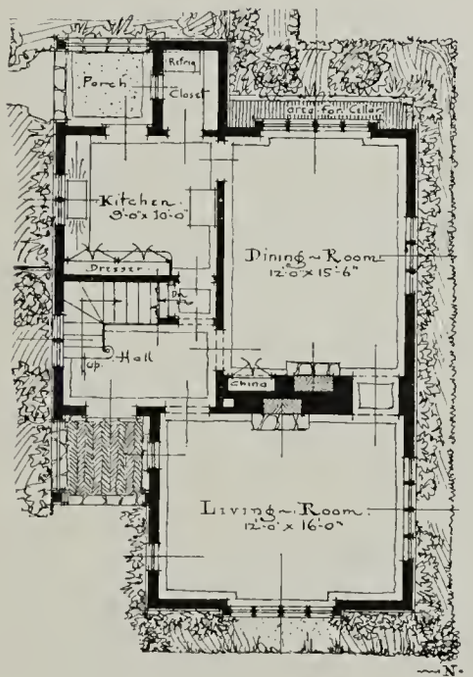
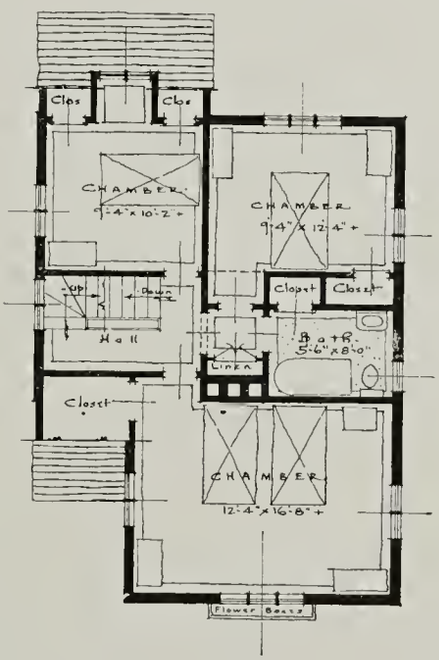
Submitted by H. Roy Kelley

1456 Lemcke Annex Indianapolis, Ind.







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Submitted by Harry Francis Cunningham

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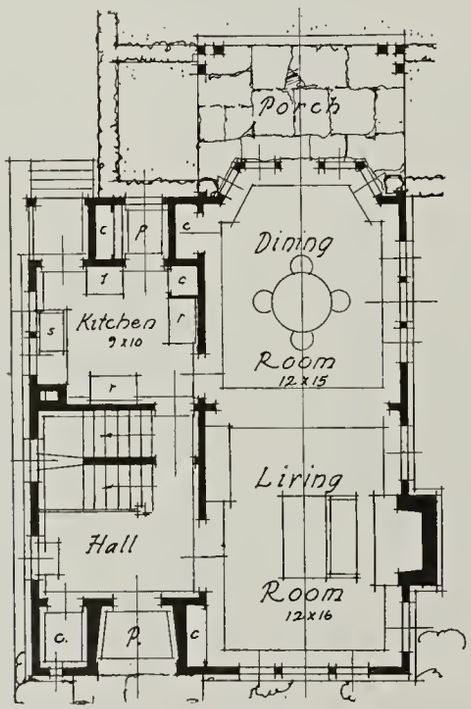

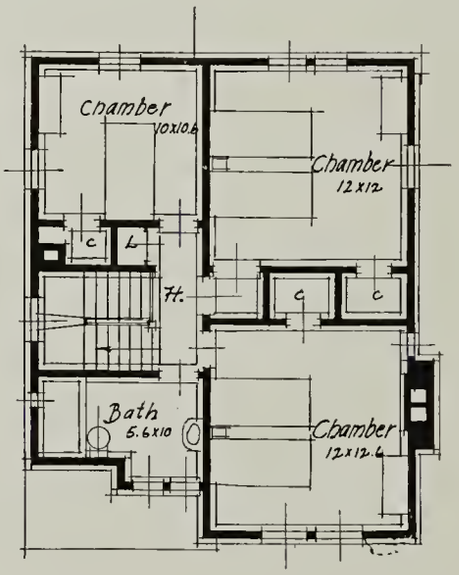

HONORABLE NENTION

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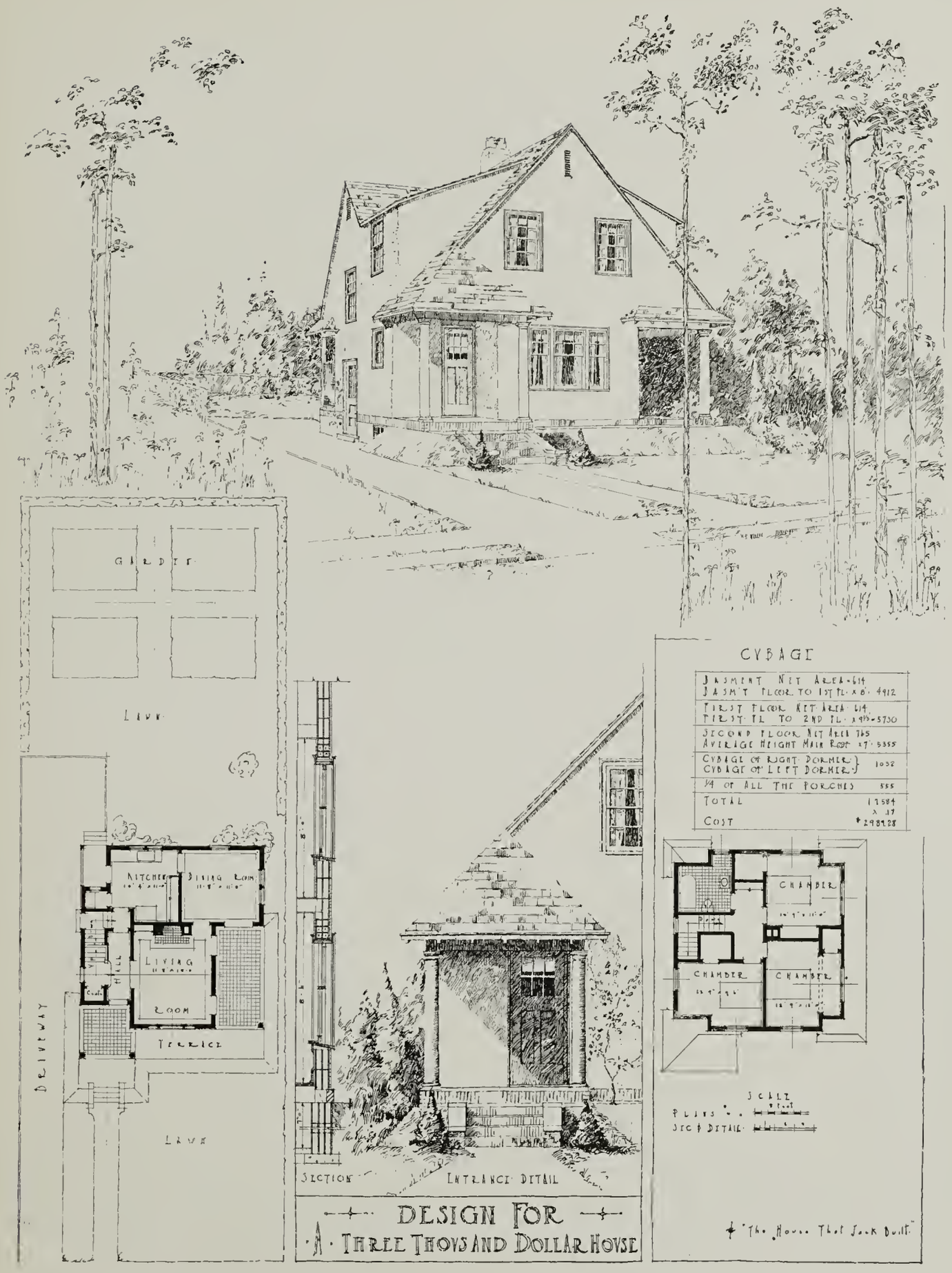
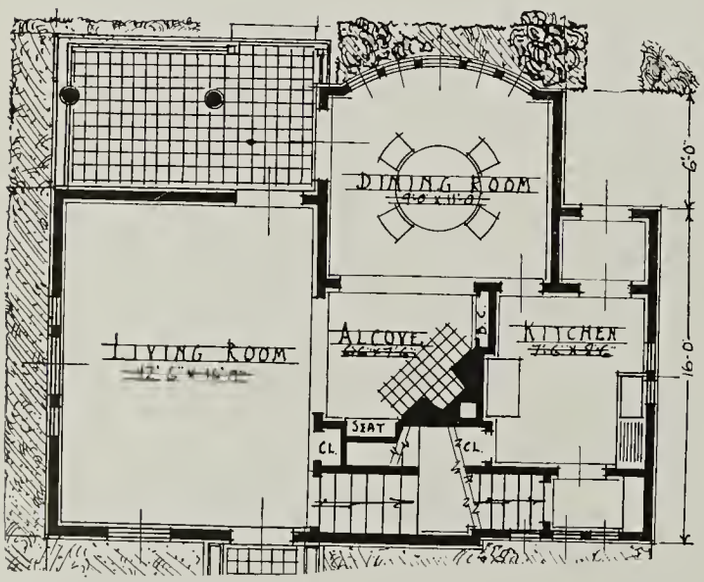
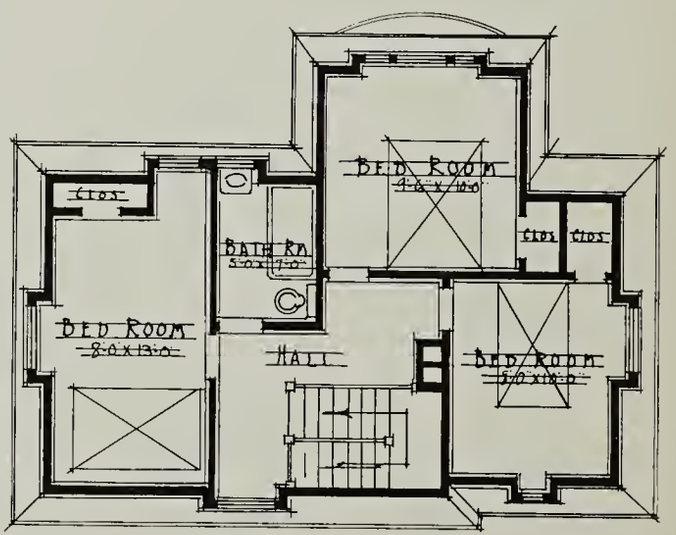


Submitted by Jack R. Linxmore

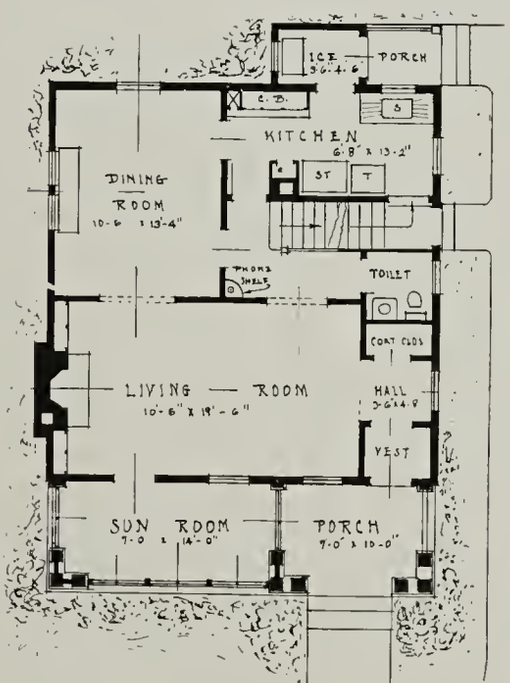
176 Grand Avenue Akron, Ohio

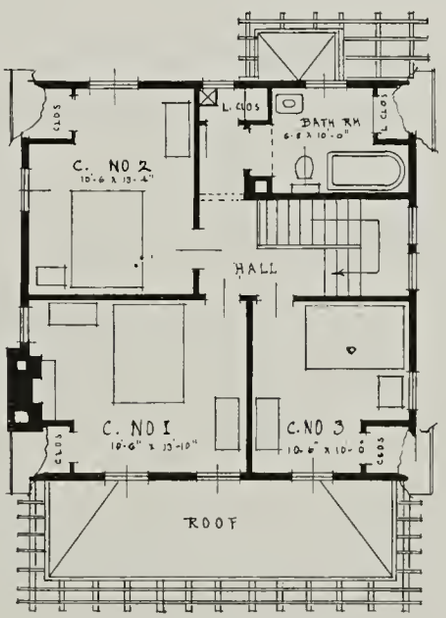




Submitted by Collister Norton Craig

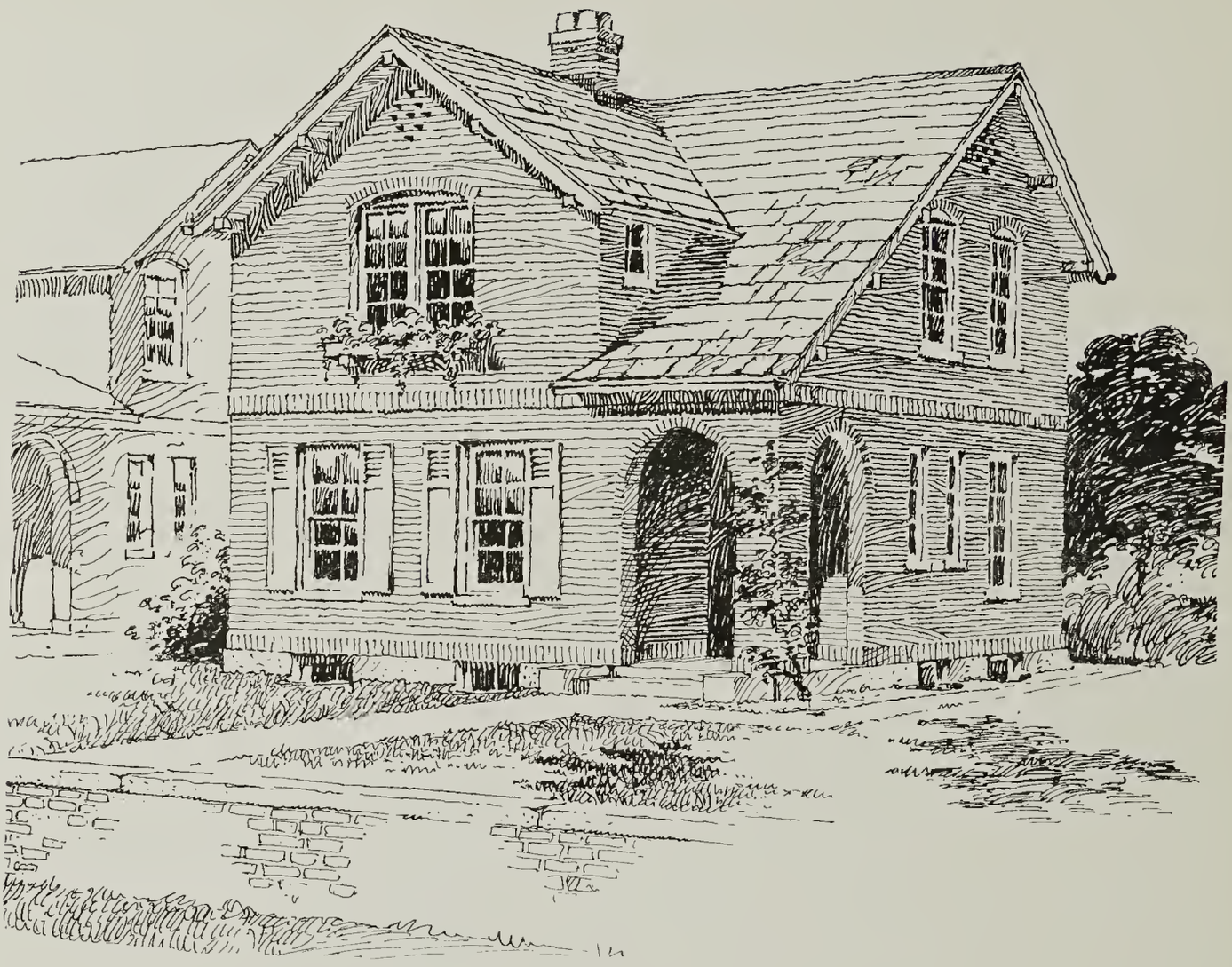
The Mittleberger Cleveland, Ohio

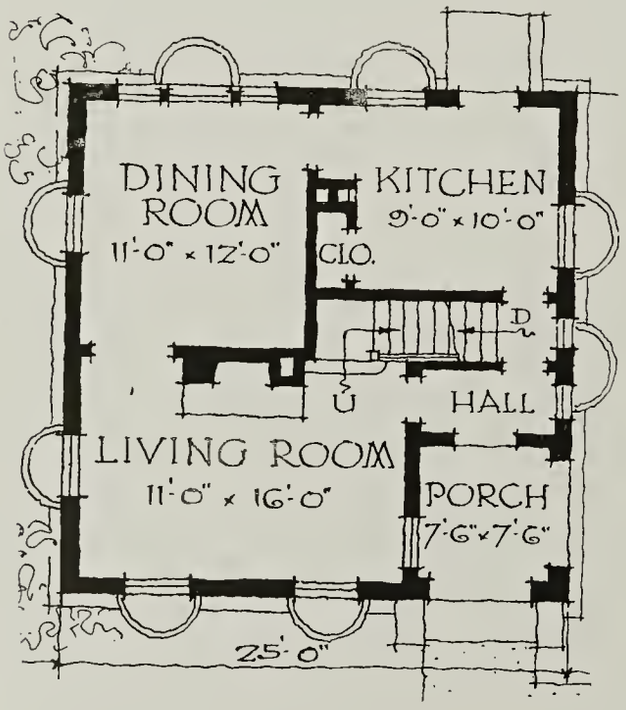


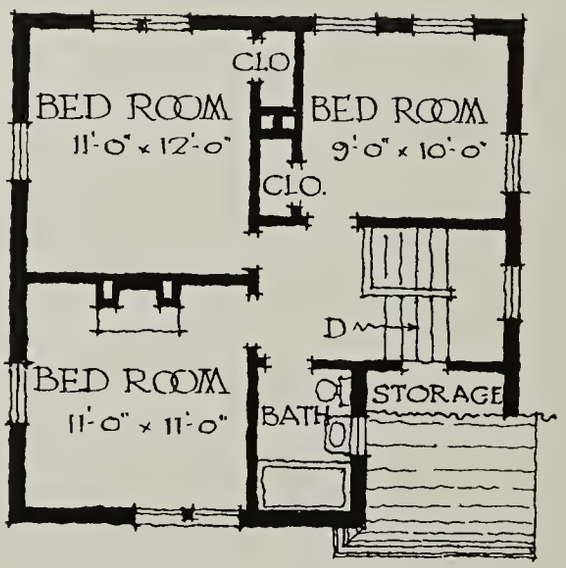


Submitted by Florence Finley

4500 Euclid Avenue Cleveland, Ohio

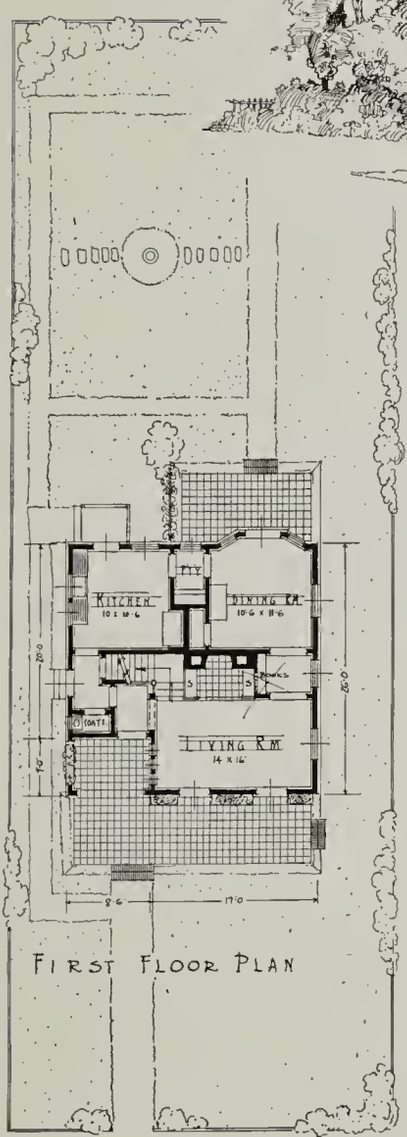






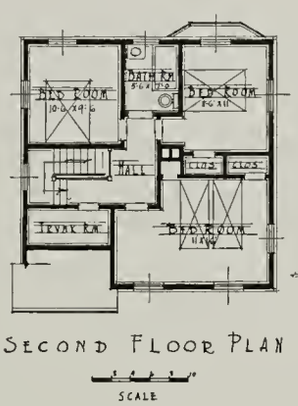
Submitted by Geo. W. French

69 E. McMicken Avenue Cincinnati, Ohio



FIRST FLOOR PLAN

SUBMITTED BY —



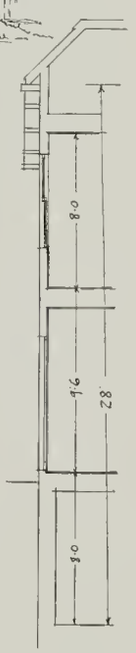
SECOND FLOOR PLAN

SCALE

CUBAGE

MAIN BODY OF HOUSE	26'x 17'x 28' =	12,376
KITCHEN WING	8'6 x 20'x 26' =	4 590
DINING ROOM BAY	2' x 7'-x 10' =	140
PORCH	8'6"x7' x 13'x¼ =	164
		17,270 cu ft

17,270 @ 17¢ = $2,935.90

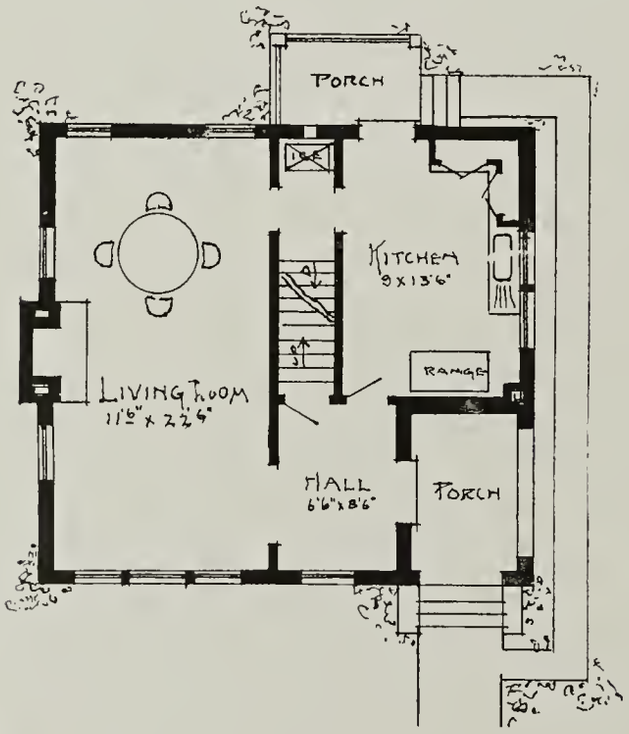


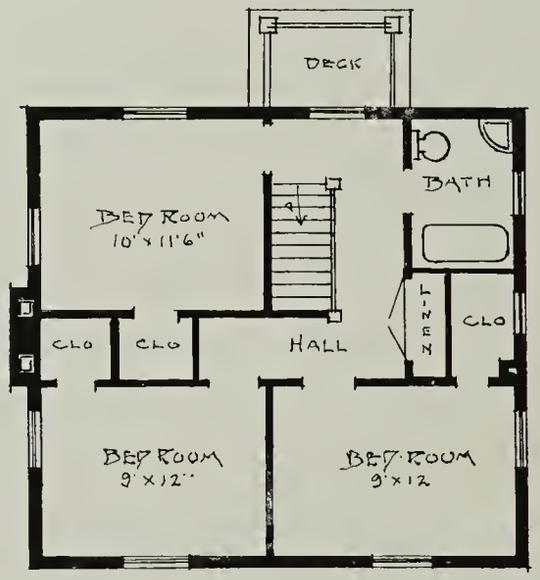
SECTION

$3000 HOUSE COMPETITION
COMPLETE BUILDING SHOW
CLEVELAND OHIO

Submitted by C. M. Craig & J. H. Maag

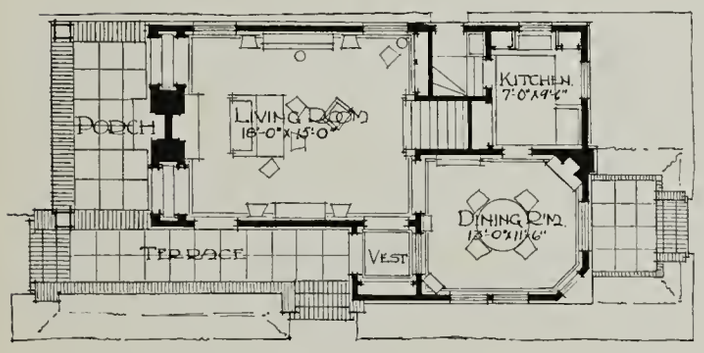
4500 Euclid Avenue Cleveland, Ohio





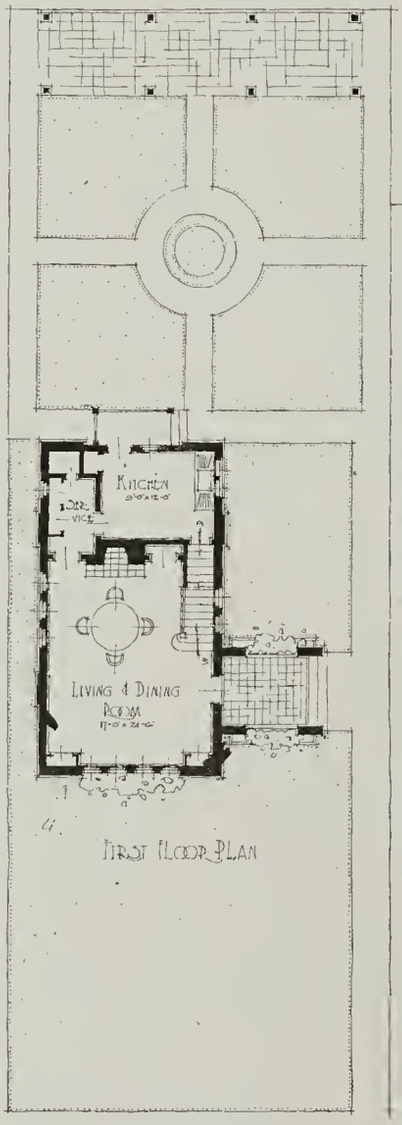
Submitted by Reamer & Vorce

Garfield Building Cleveland, Ohio

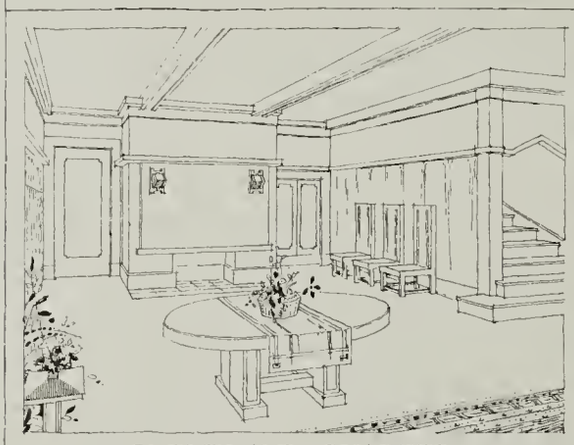


Submitted by Herman Kregelins

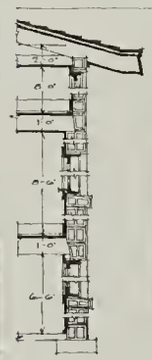
1028 Williamson Building Cleveland, Ohio



FIRST FLOOR PLAN



CLEVELAND CHAPTER
AIA COMPETITION
for A
$3000.00 HOUSE



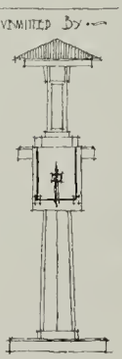
PLANS
SECTION

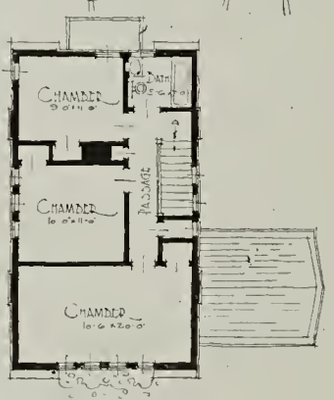
ESTIMATED COST

BASEMENT	4987 Cu Ft
FIRST FLOOR	6237 Cu Ft
SECOND FLOOR	5096 Cu Ft
ROOF SPACE	930 Cu Ft
VERANDA	252 Cu Ft
REAR PORCH	54 Cu Ft
TOTAL	17646 Cu Ft

TOTAL COST AT 17¢
$2999.82

SUBMITTED BY



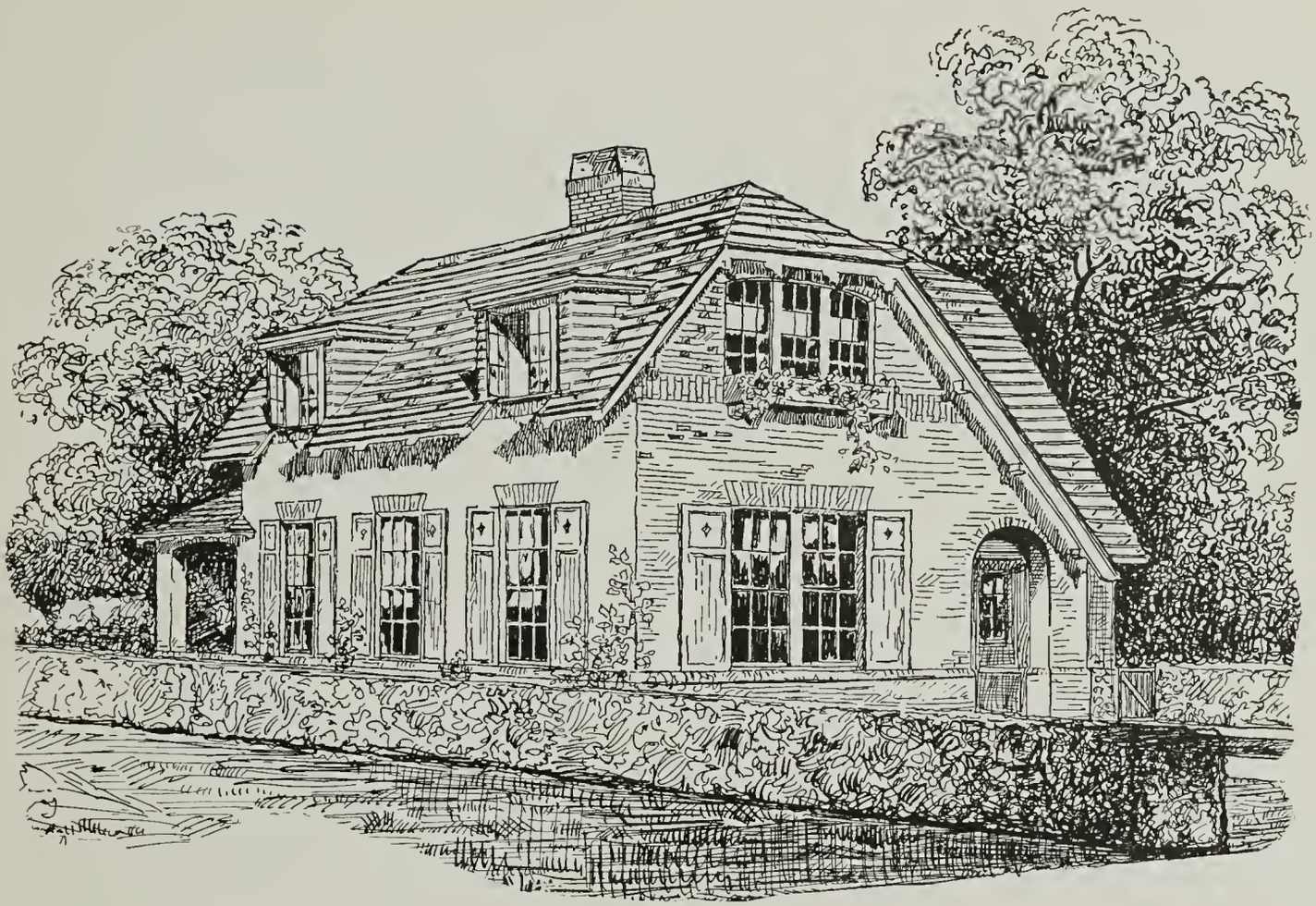


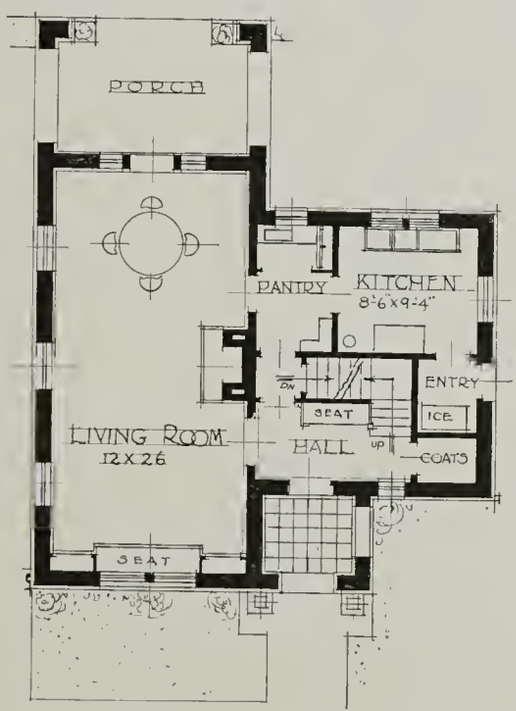
SECOND FLOOR PLAN

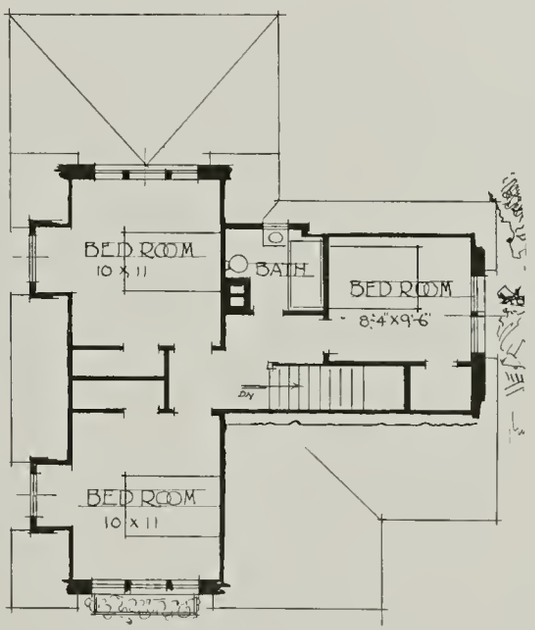
BASEMENT PLAN

Submitted by B. Haldane Douglas

7218 Meade Street Pittsburgh, Pa.

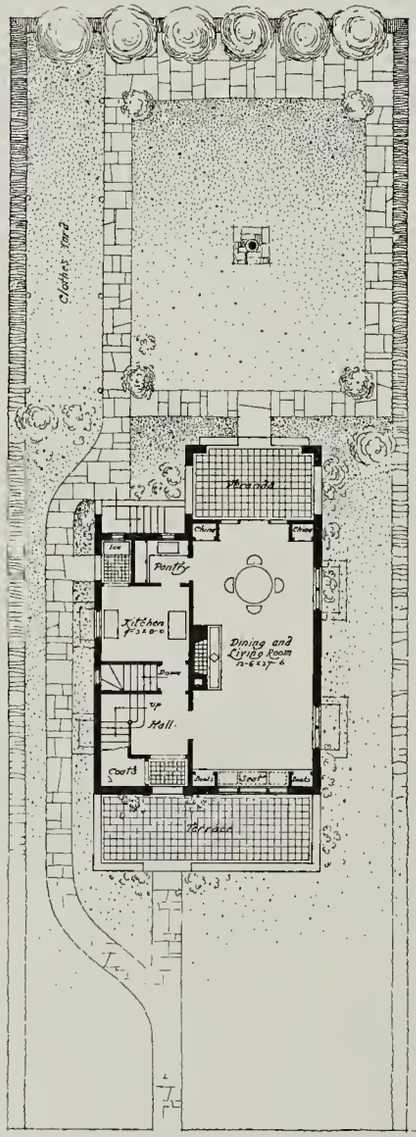


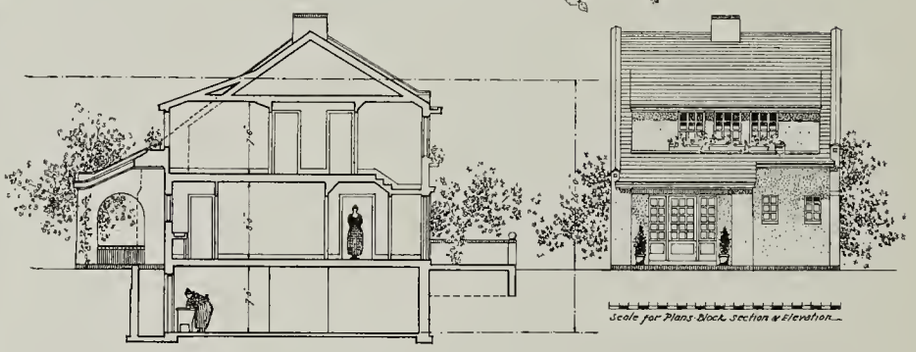


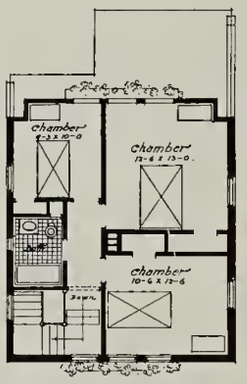


Submitted by Albert M. Kreider

89 Franklin Street Boston, Mass.

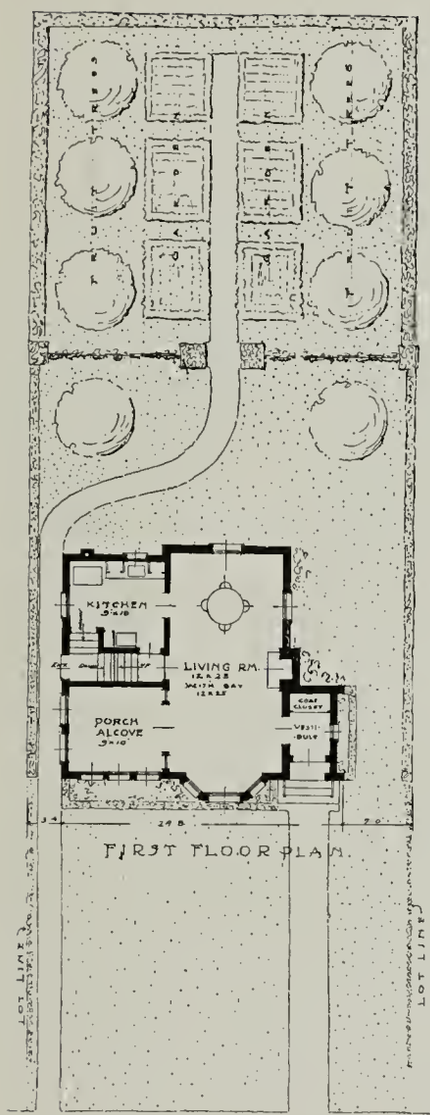


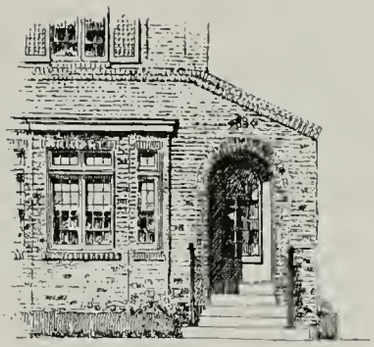


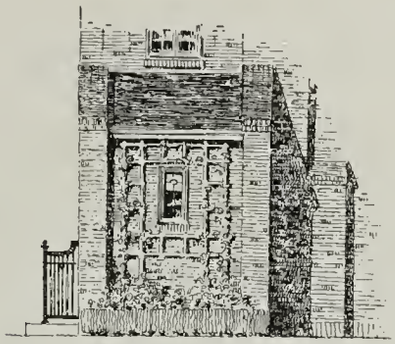


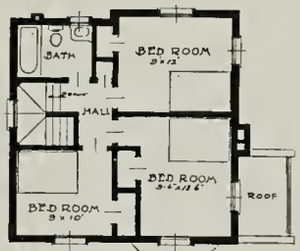
Submitted by Warner A. Ebbets

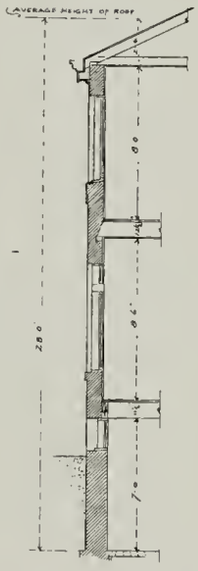
6049-A Catherine Street Philadelphia, Pa.

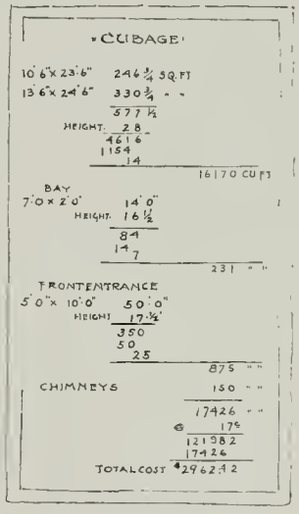










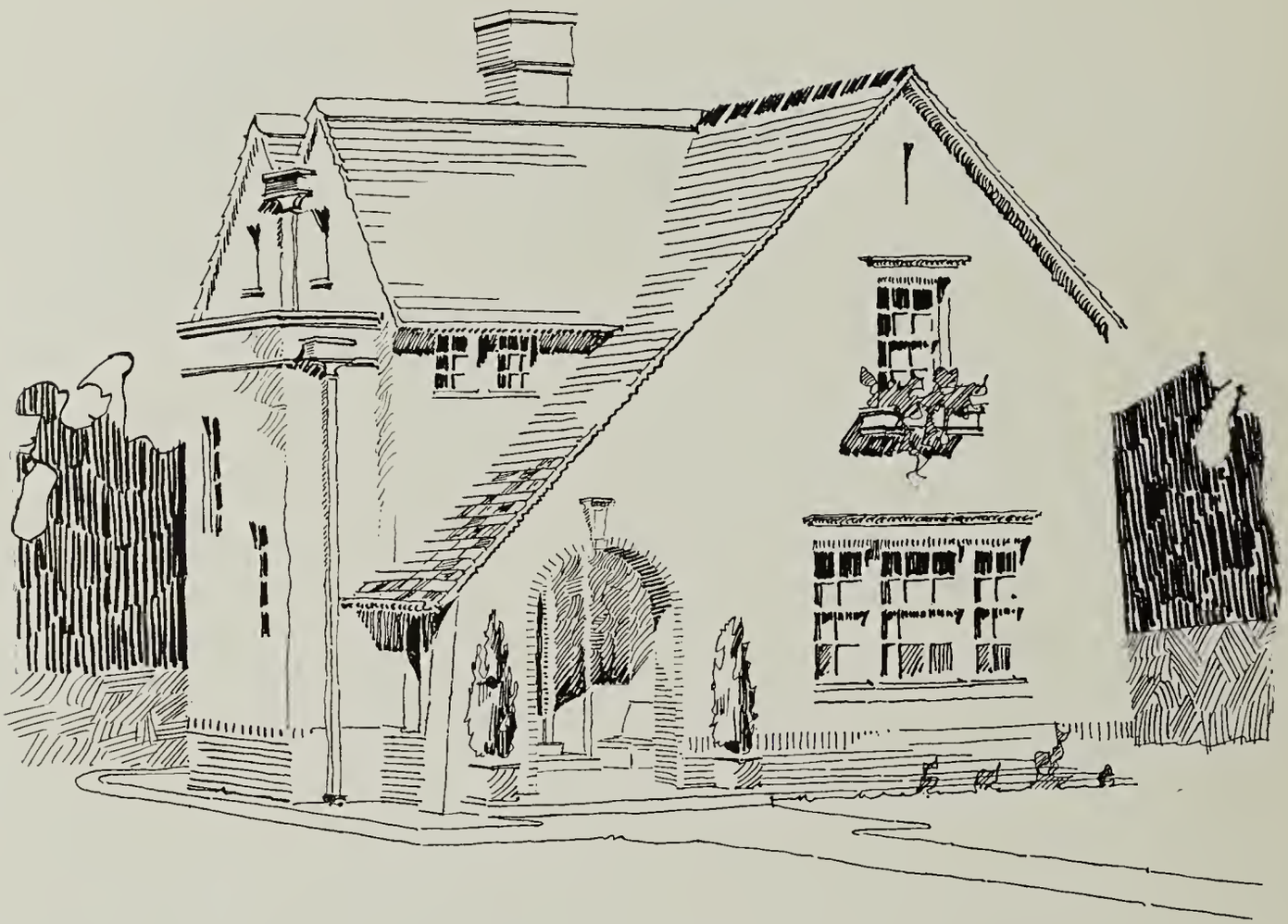


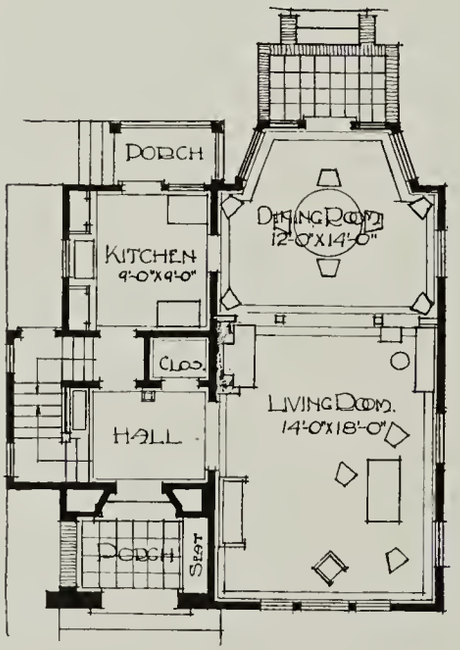
SUBMITTED BY

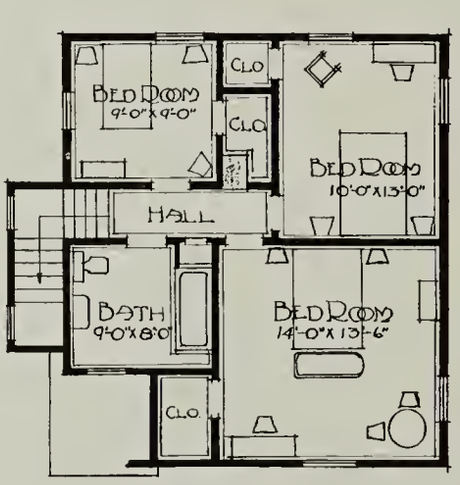
COMPETITION FOR A HOUSE TO COST $3000.
COMPLETE BUILDING SHOW CLEVELAND OHIO 1916

Submitted by Robert C. Reamer

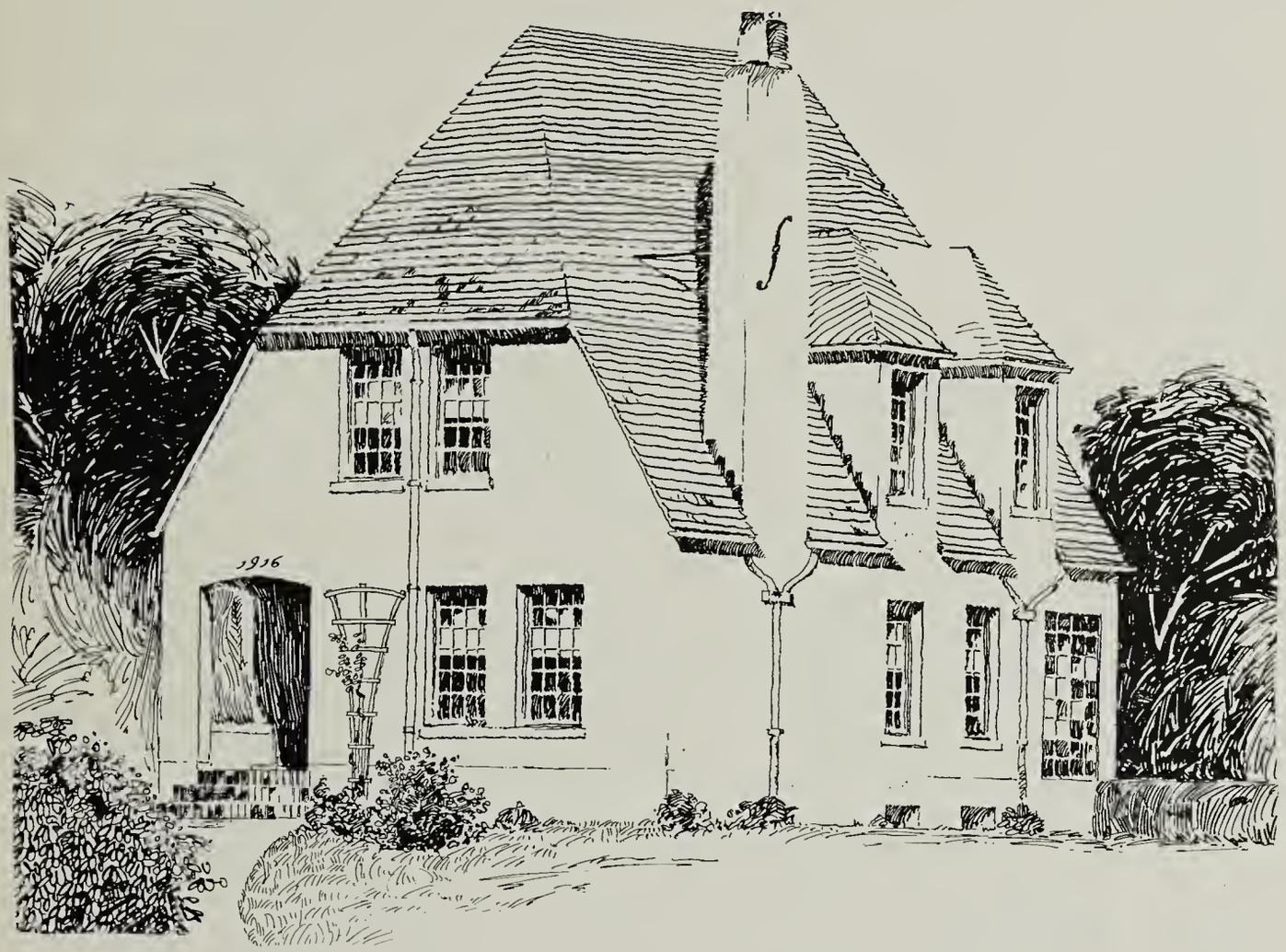
1237 Hird Street Cleveland, Ohio

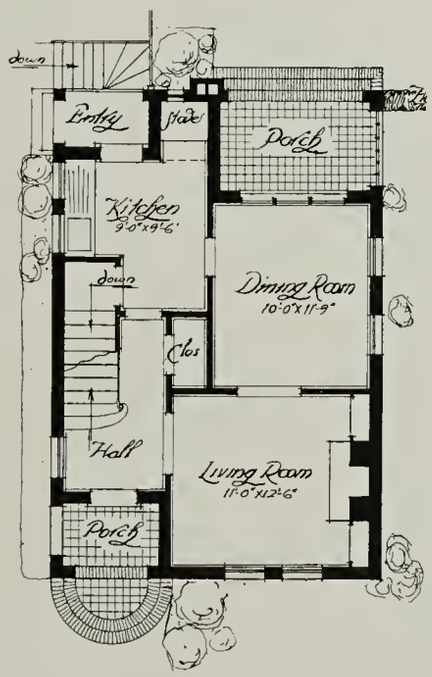


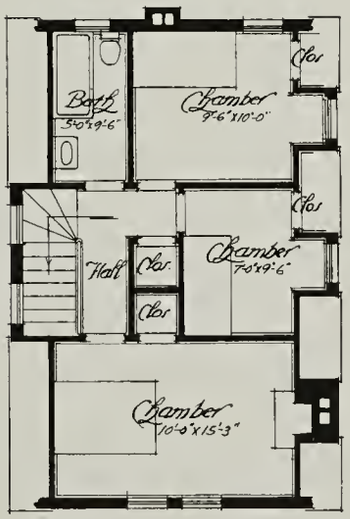




Submitted by William H. Hogue
1028 Williamson Building Cleveland, Ohio

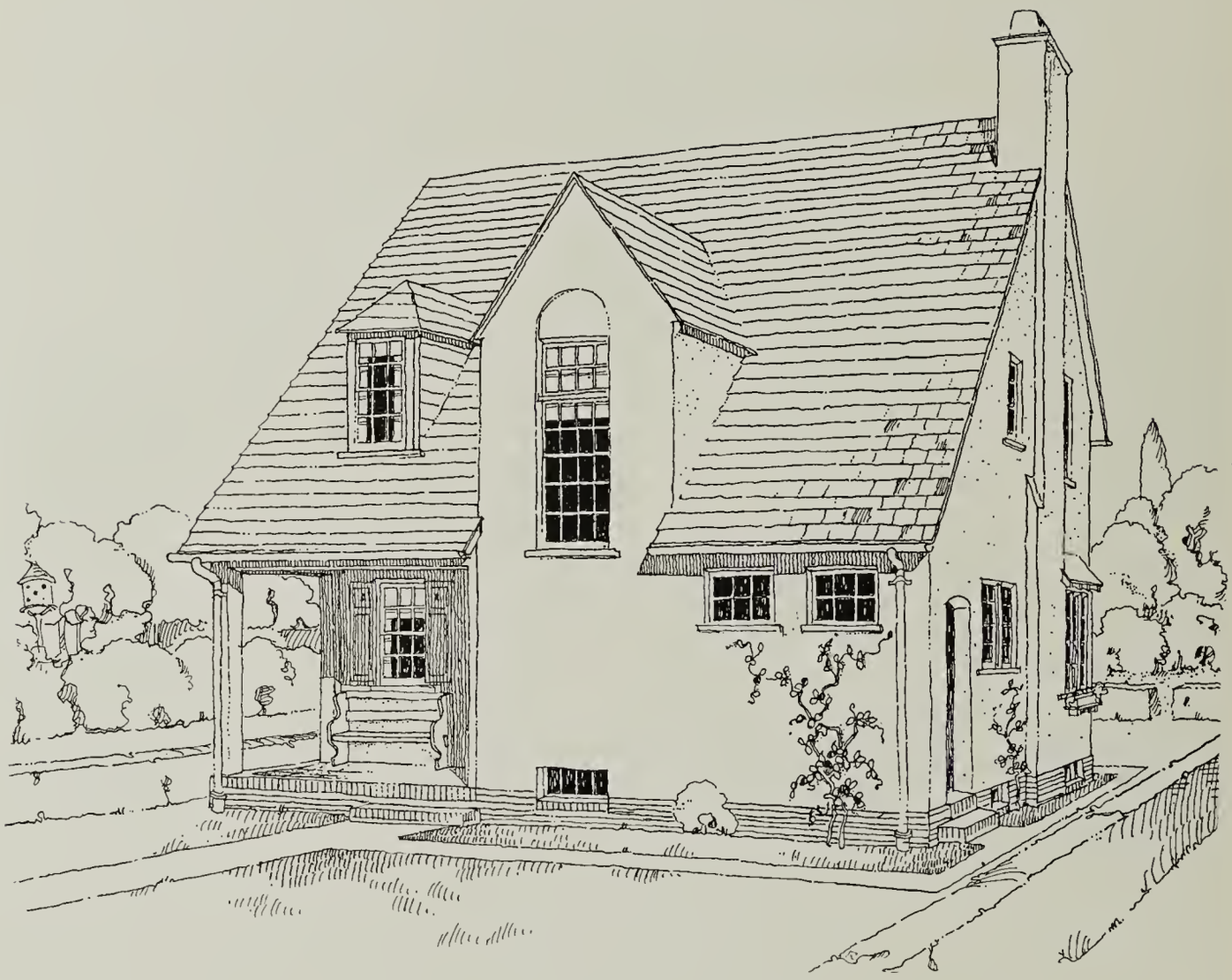


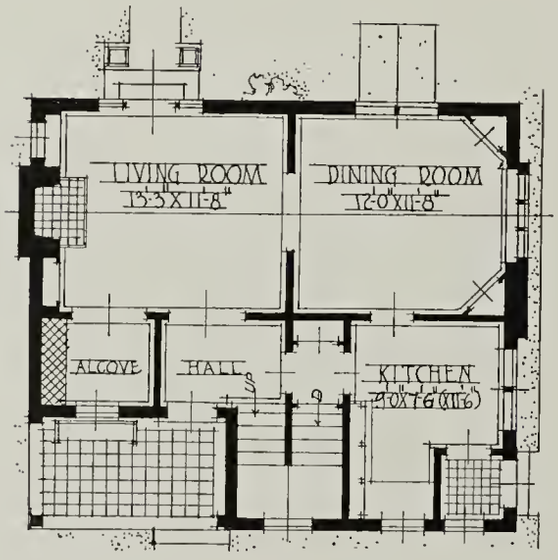


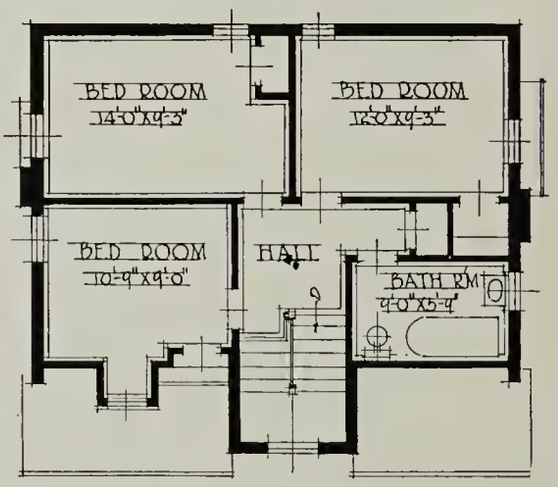


Submitted by Alfred Nibecker

1435 Valencia Street Los Angeles, Cal.







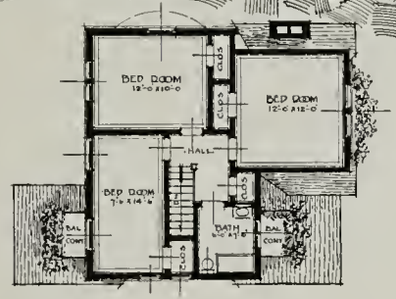
Submitted by S. J. Betman

7709 Linwood Avenue Cleveland, Ohio

·CLEVELAND COMPLETE BUILDING SHOW·

·COMPETITION FOR A $3,000 HOUSE·

·SUBMITTED BY

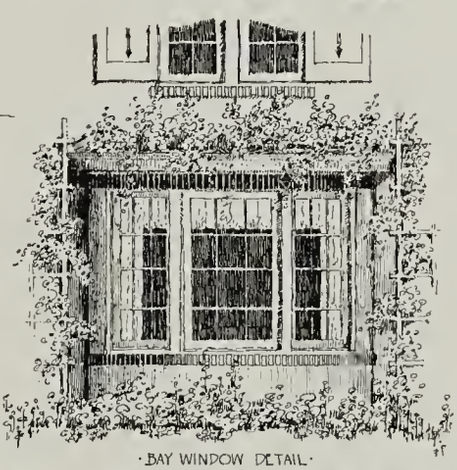


·SECOND FLOOR PLAN·

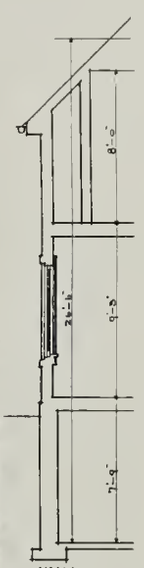
·SCALE FOR PLANS·

THE CUBAGE

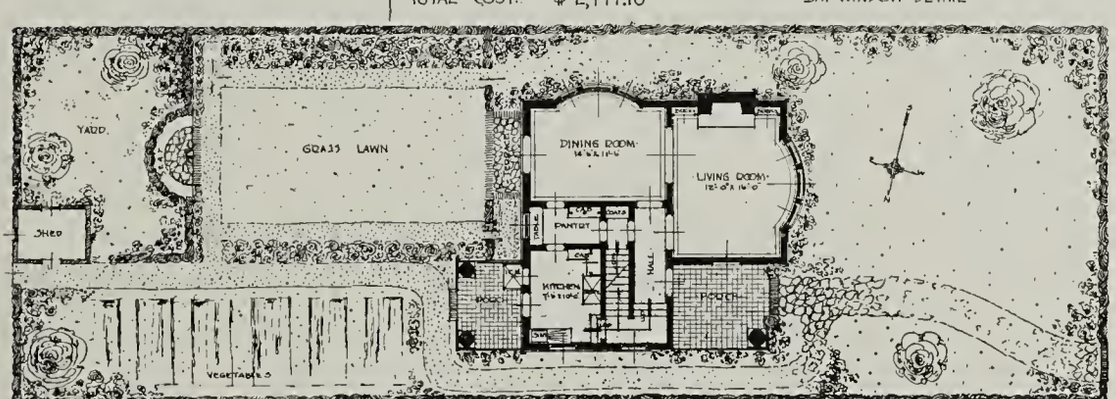
LIVING RM PORTION 12½ X 17 X 26½	= 5631.75
PORTION INCLUDING DINING RM. PANTRY KITCHEN AND ENT HALL 15½ X 26 X 28	= 11,284.00
FRONT PORCH 10 X 9 X 15½ X 25%	= 304.00
REAR PORCH 7 X 9 X 15½ X 25%	= 213.00
DINING RM. BAY 9 SQ FT. X 11	= 99.00
LIVING RM. BAY 10 SQ. FT. X 11	= 110.00
TOTAL CUBAGE	17641.75
COST PER CU. FT.	.17
TOTAL COST.	$ 2,999.10



·BAY WINDOW DETAIL·



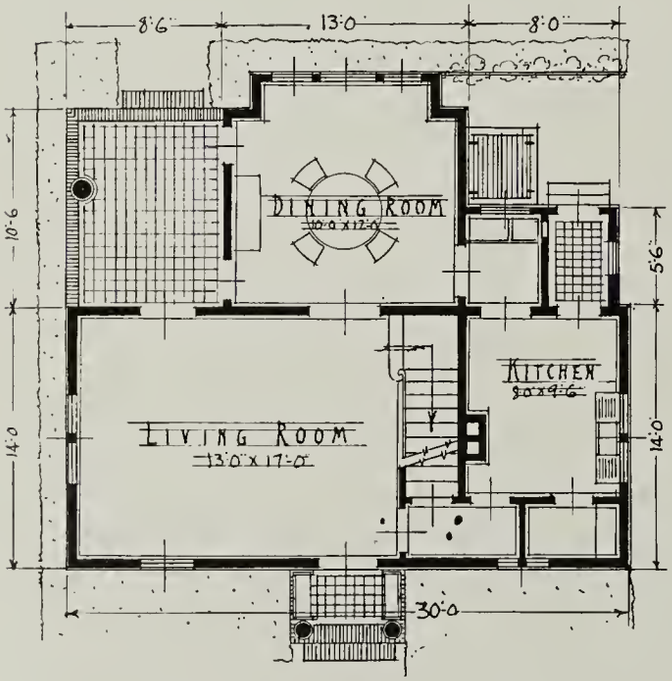
·WALL SECTION·

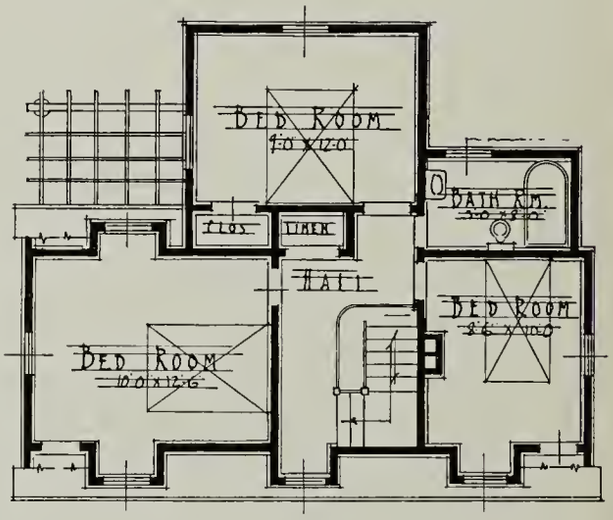


·LOT PLAN·

Submitted by F. J. Smith & H. Phillip Bartlett & Hubert Miller

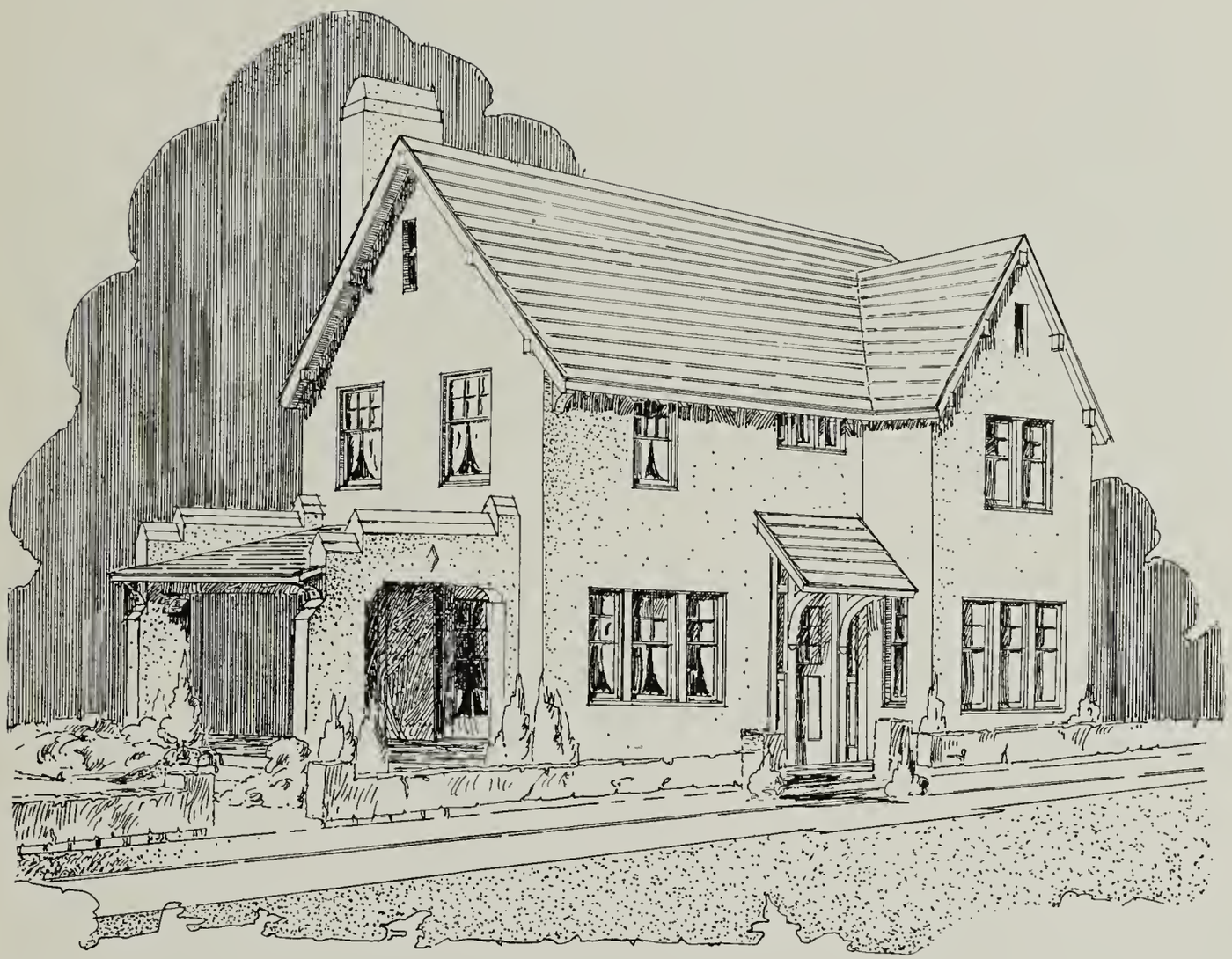
909 State Street Indianapolis, Ind.

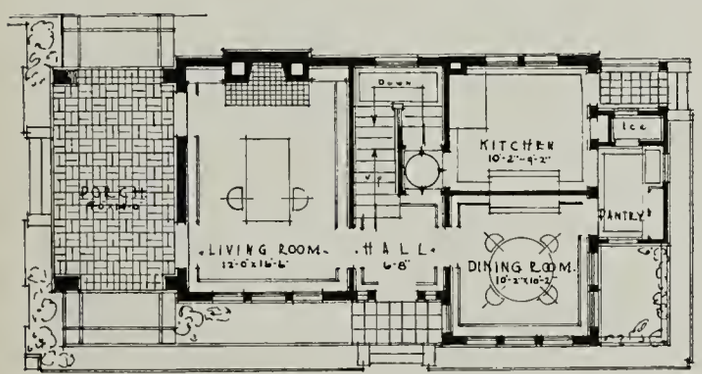


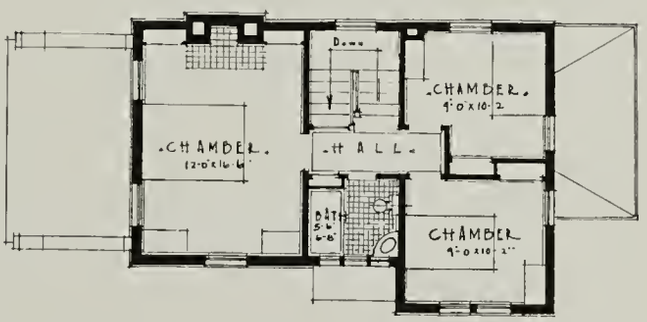


Submitted by J. H. Maag & C. M. Craig

1519 Mentor Avenue Cleveland, Ohio

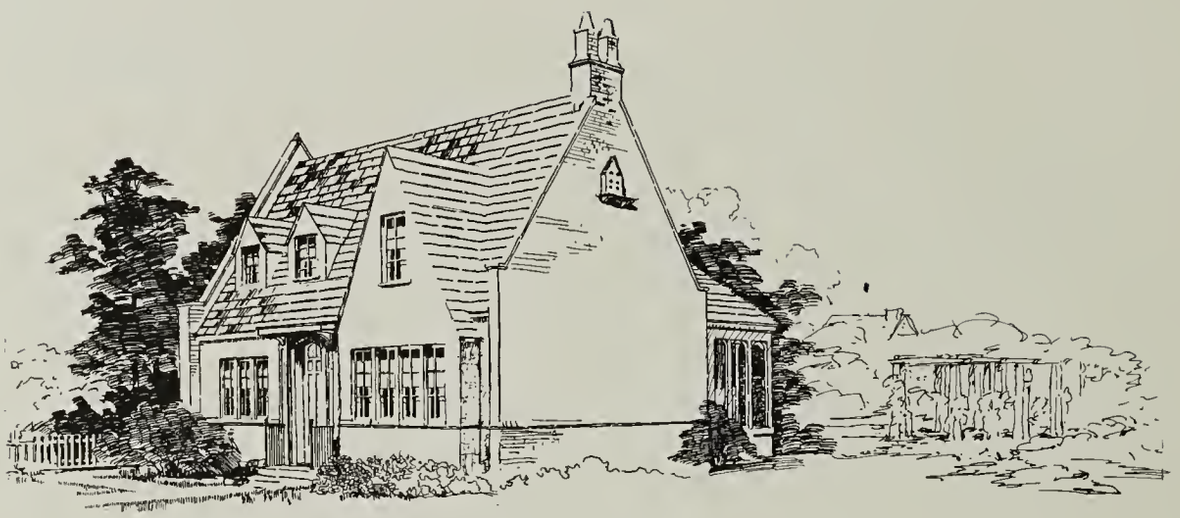


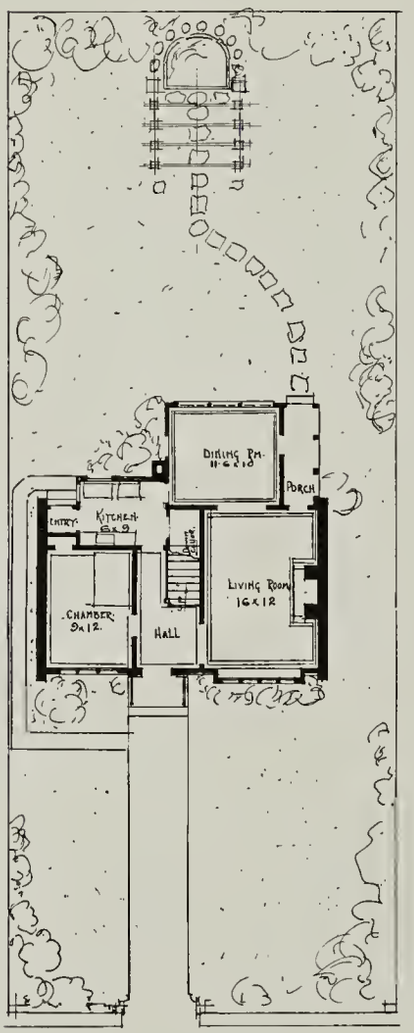


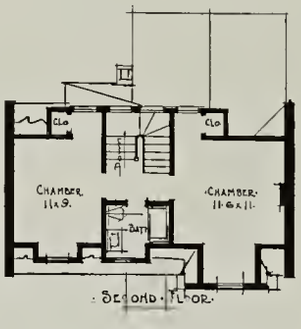


Submitted by H. Cecil Frank

Akron, Ohio



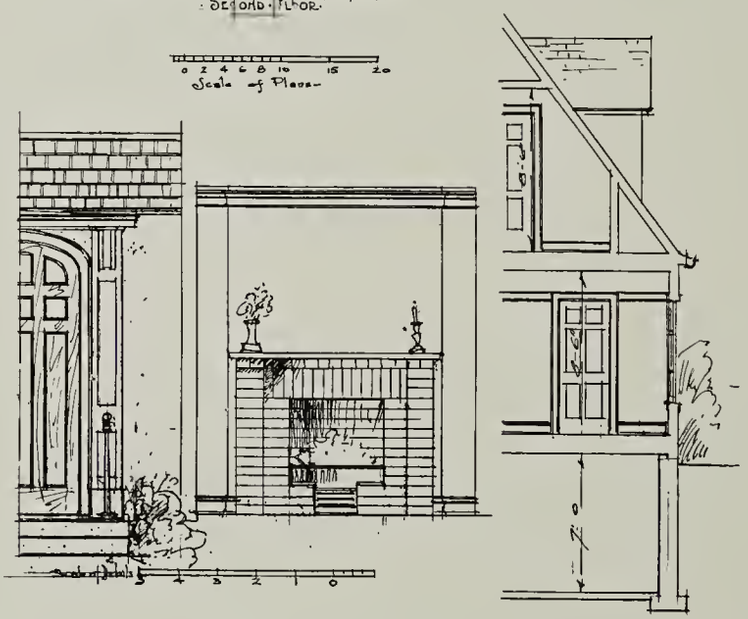




CUBAGE—

MAIN HOUSE 16x30x26	13120
DINING ROOM 12½x10x19	1375
KITCHEN 9x5x19	515
BAY. 1x9½x20	190
PORCH 4x10x12x¼	120
CUBIC CONTENTS	17326
COST @ 17¢ PER CU. FT	$2945.42

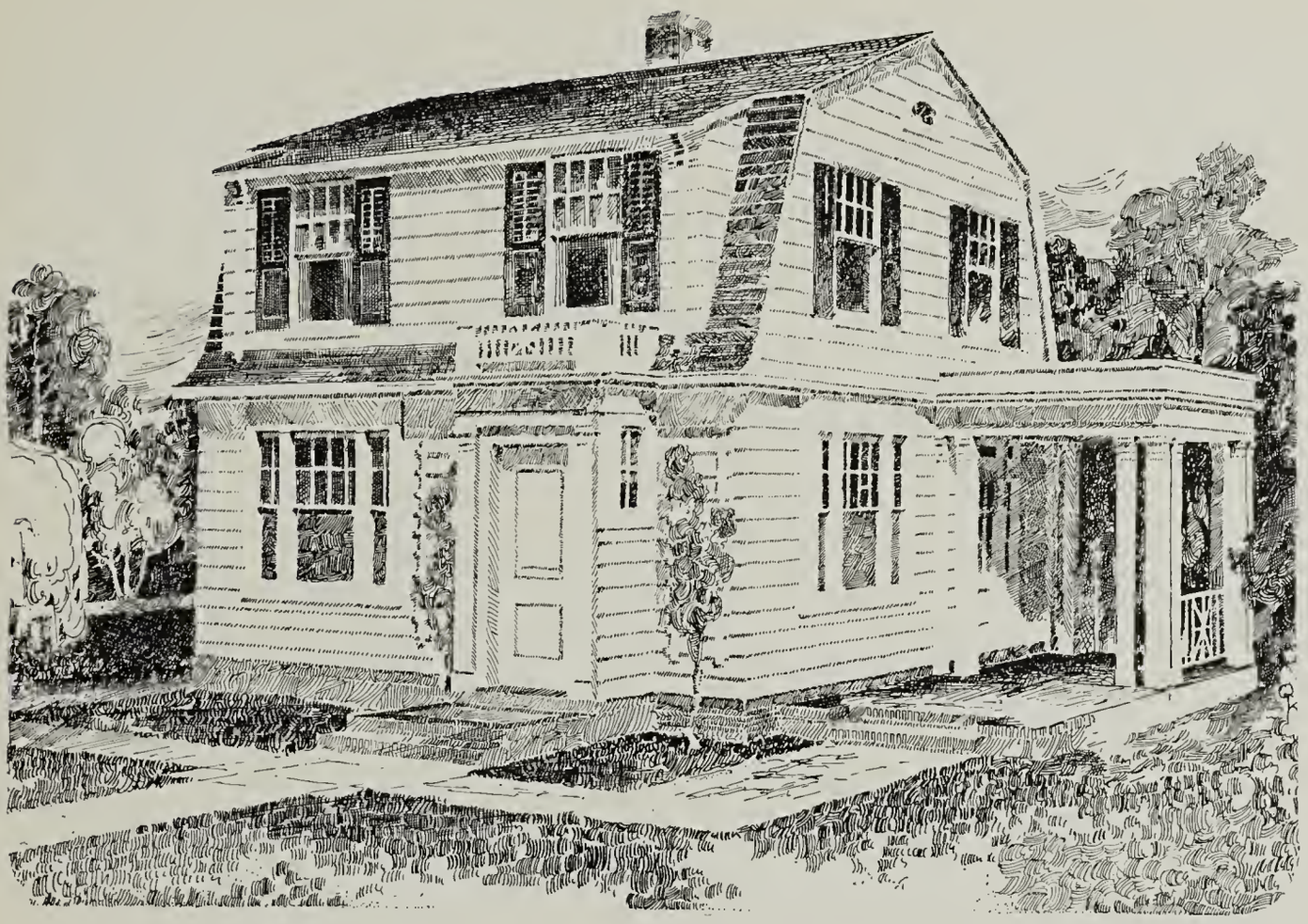
SUBMITTED BY

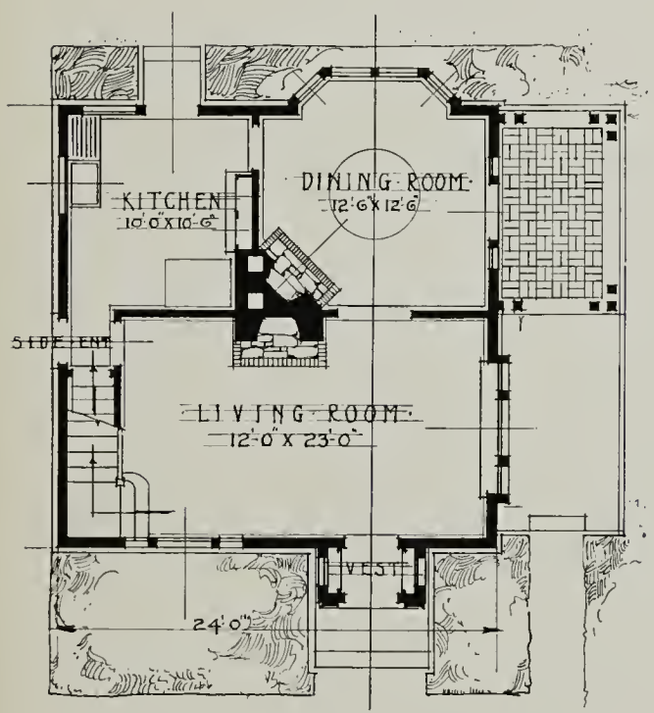


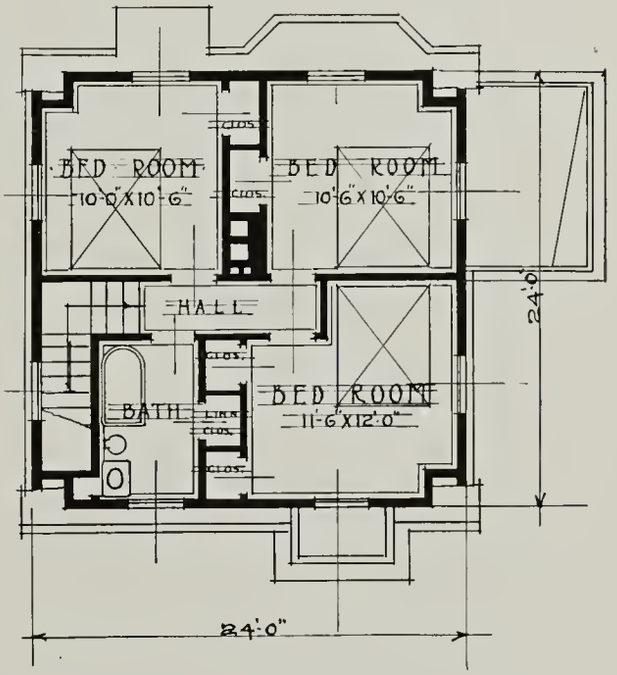
A 3000 DOLLAR HOUSE

Submitted by Whitman Dart

Gumble Building Kansas City, Mo.

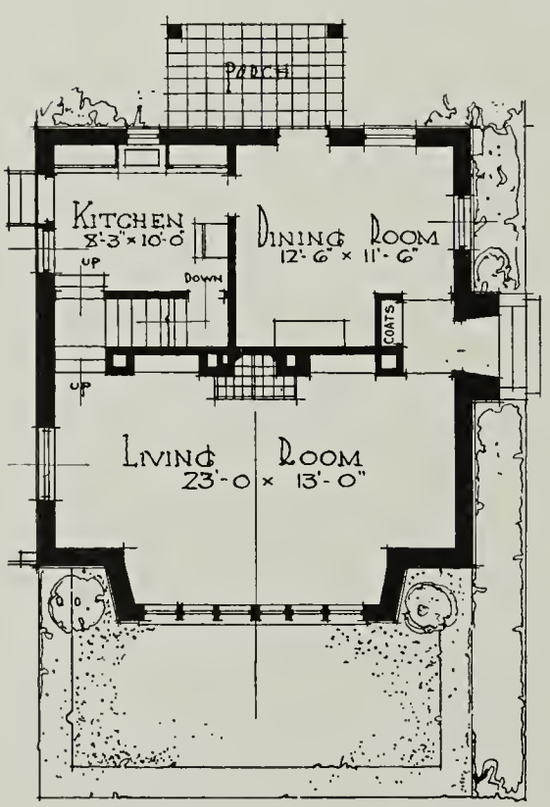


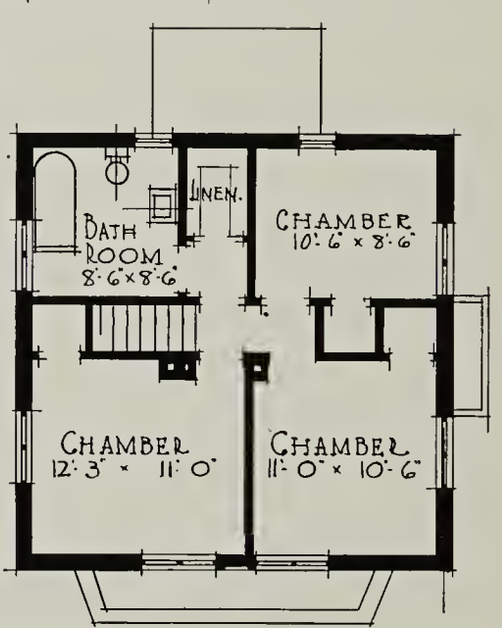




Submitted by Joseph A. Seipel

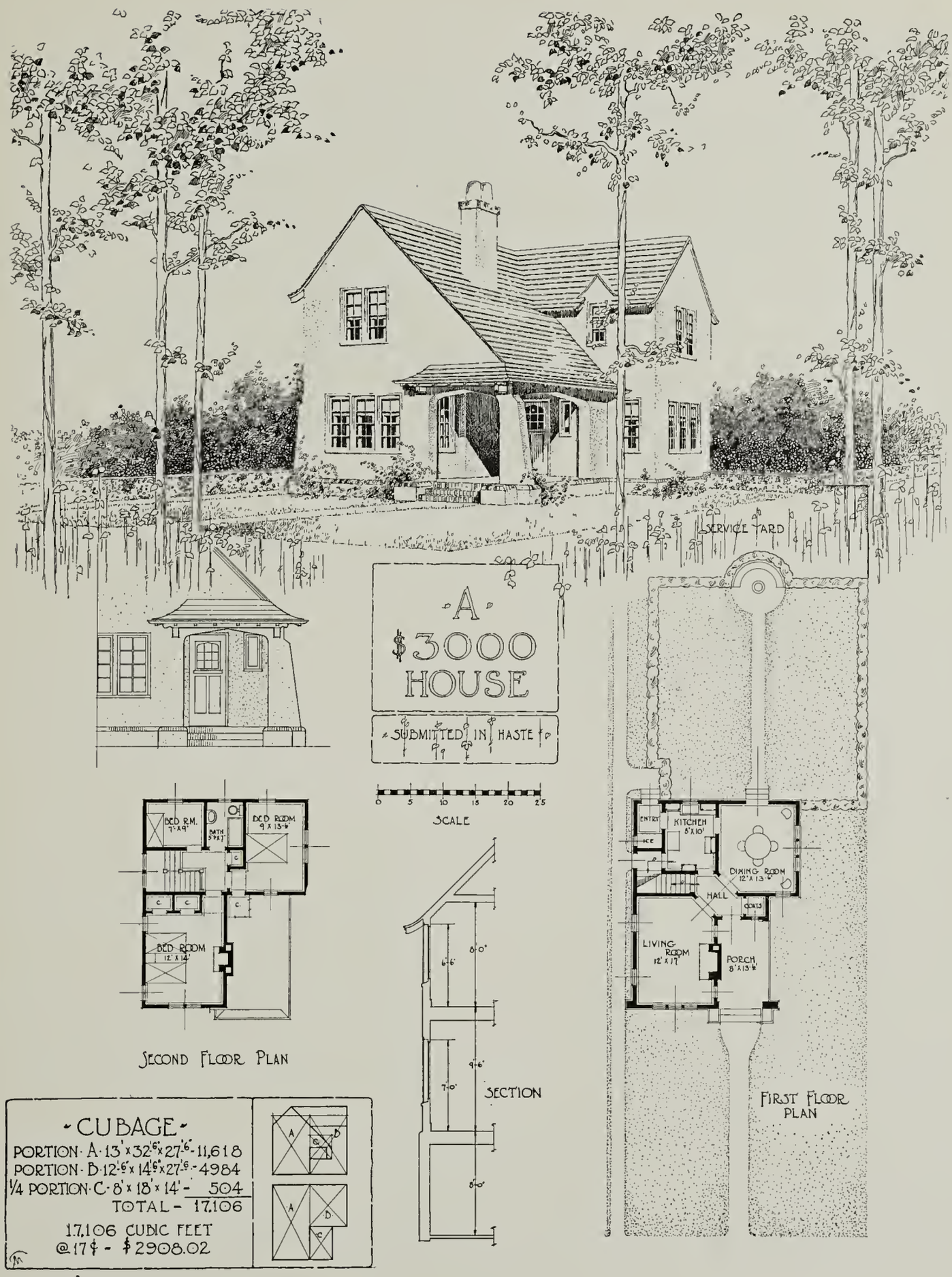
201 Avenue Building Cleveland, Ohio





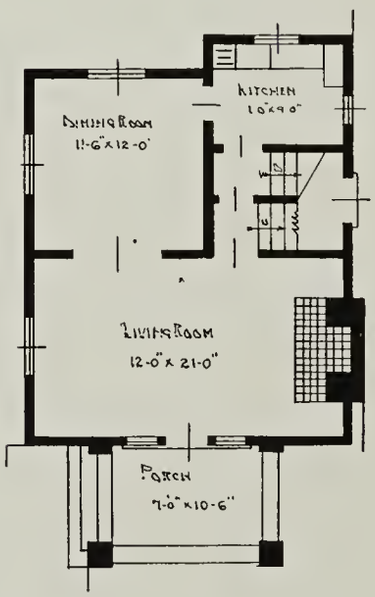
Submitted by George Smellie Johnston

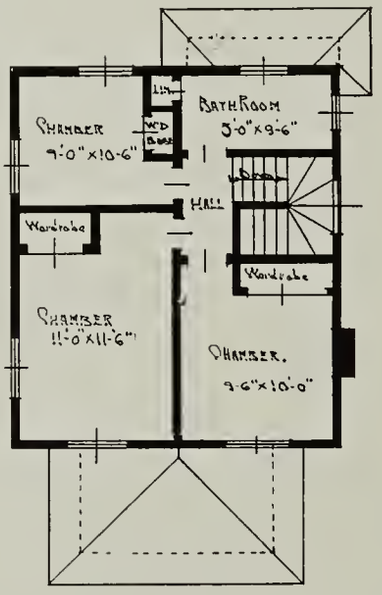
10904 Amor Avenue Cleveland, Ohio



Submitted by Emory I. Ohler

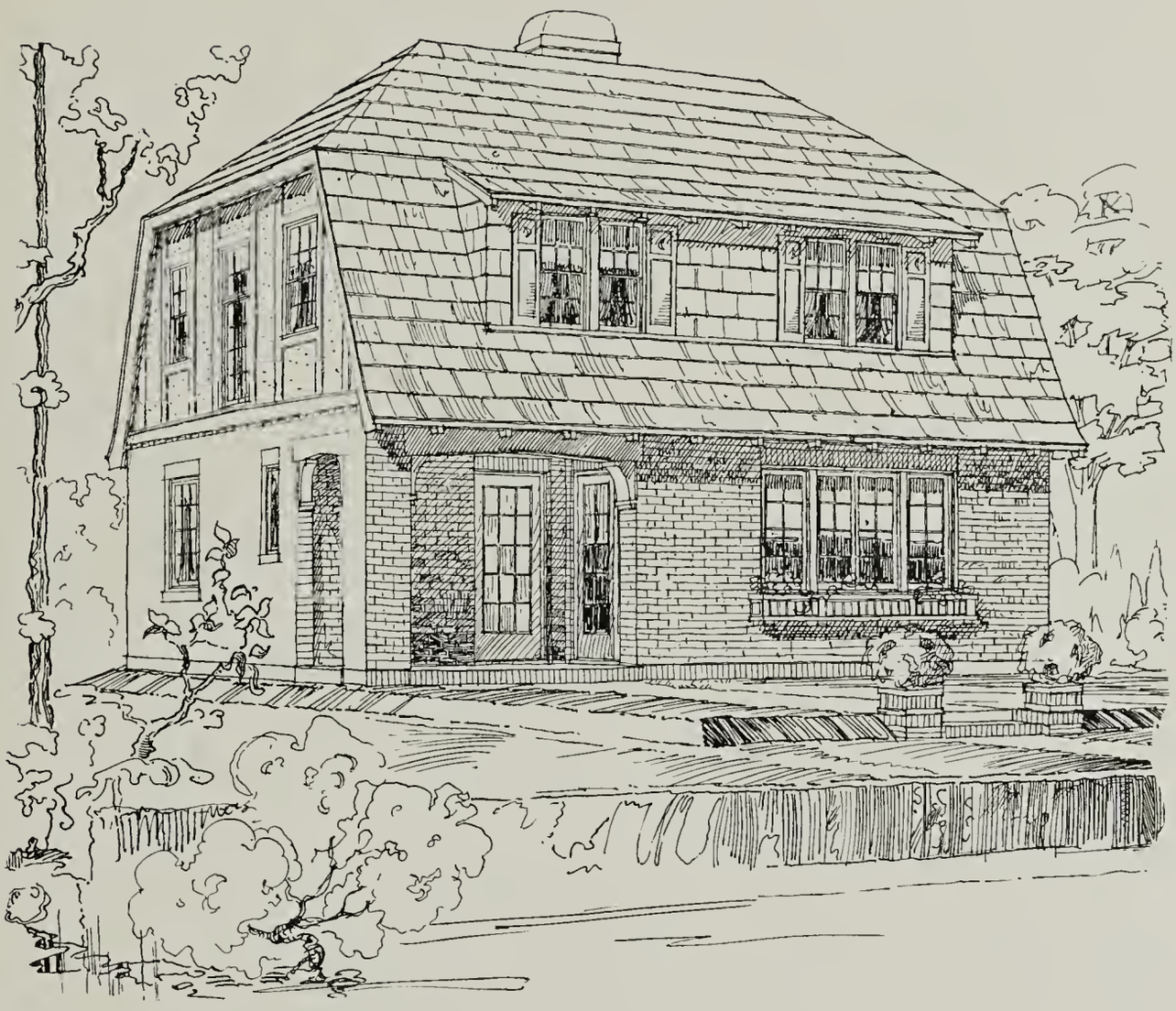
591 Ludow Arcade Dayton, Ohio

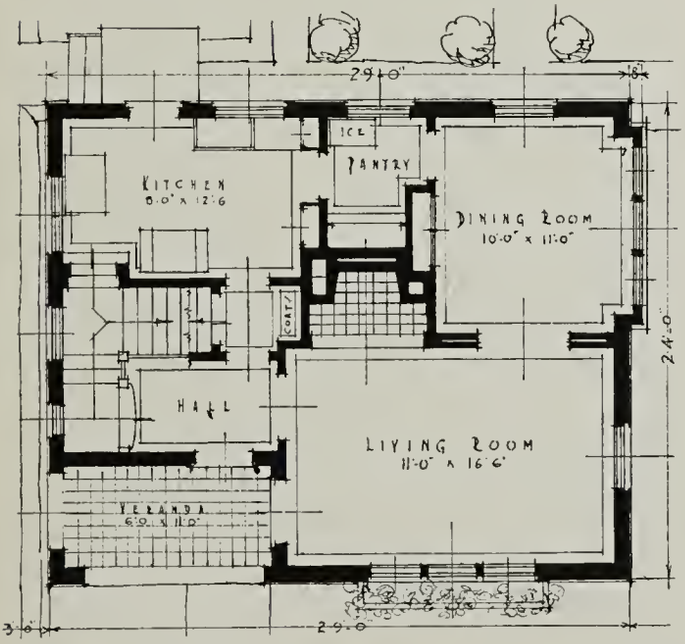


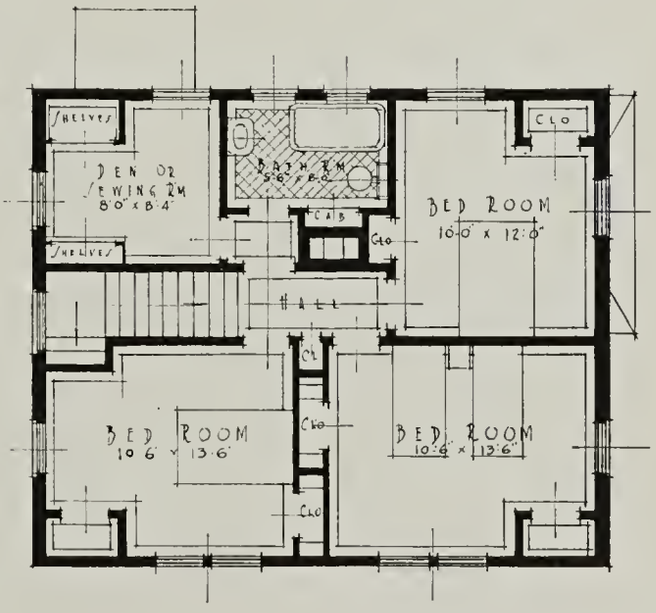


Submitted by Geo. S. Jarvis

715 Penna Avenue Des Moines, Iowa

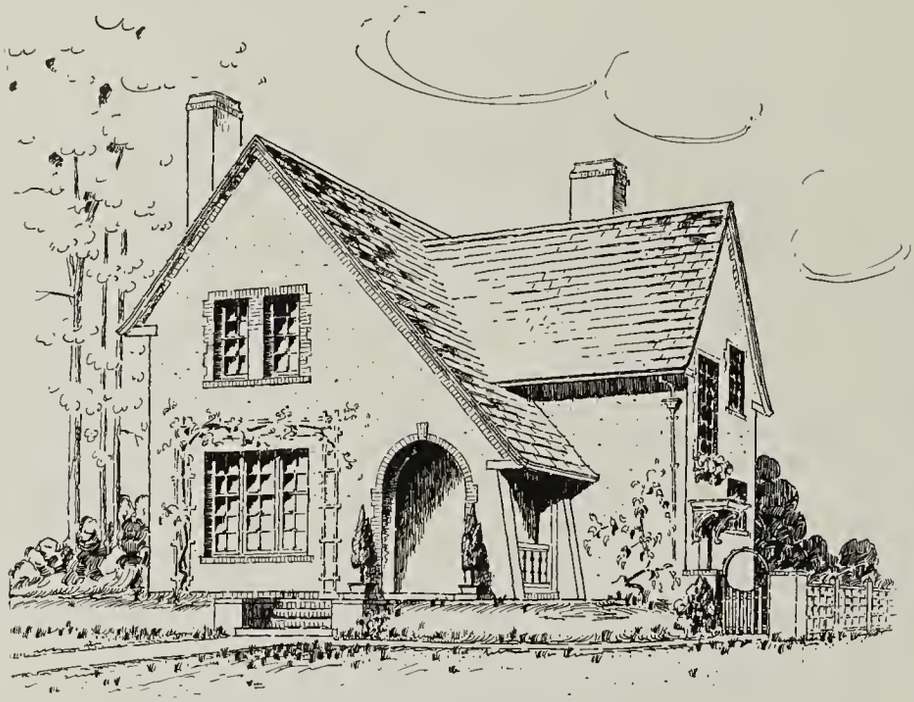




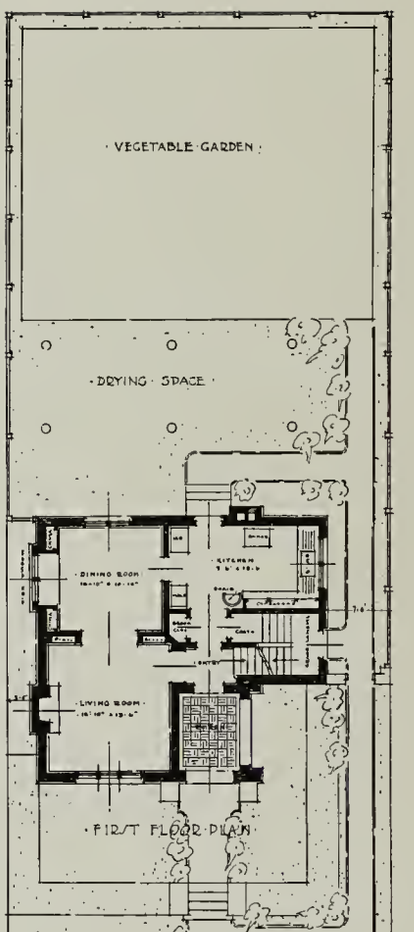


Submitted by Henry F. Forsberg

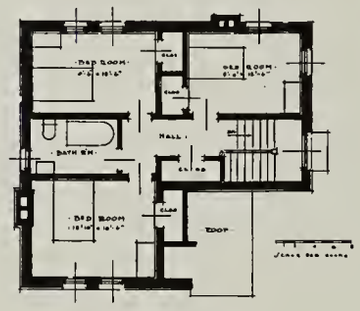
1900 Euclid Building Cleveland, Ohio



A WORKINGMAN'S HOME AT A COST OF $3000



CUBIT CONTENTS.	
MAIN HOUSE - 14'-6"X27'-0"X27'-0 =	10571
KITCHEN WING - 16'-9"X15'-0"X27'-0" =	6784
ENTRY PROJECTION - 1'-0"X7'-6"X10'-0" =	75
PORCH - 7'-6"X9'-3"X10'-0"÷4 =	173
DINING ROOM BAY - 7'-0"X0'-6"X6'-0" =	21
TOTAL —	17624
17624 CU-FT X 17 CENTS PER CU-FT =	$2996.08
SUBMITTED BY	



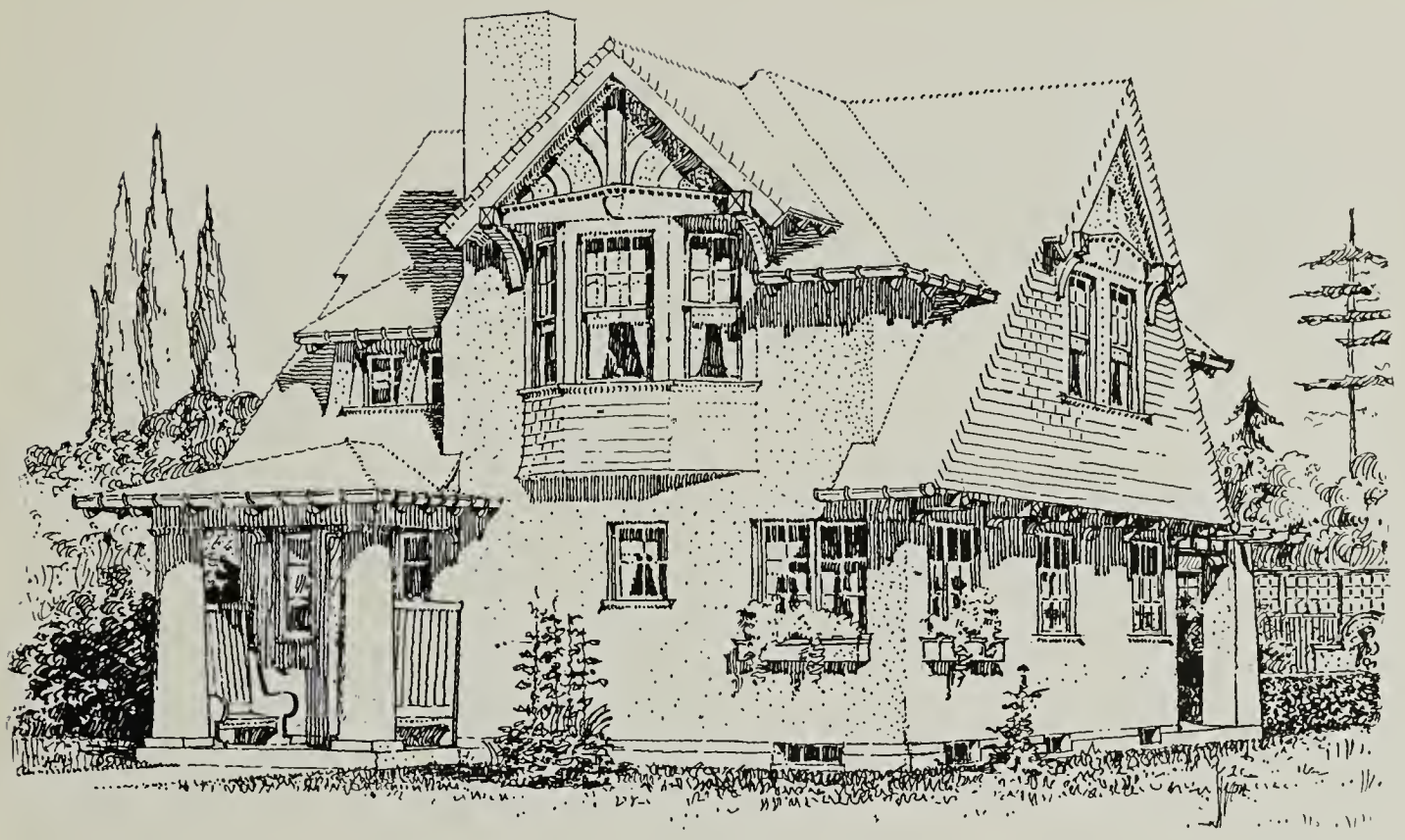
SECOND FLOOR PLAN

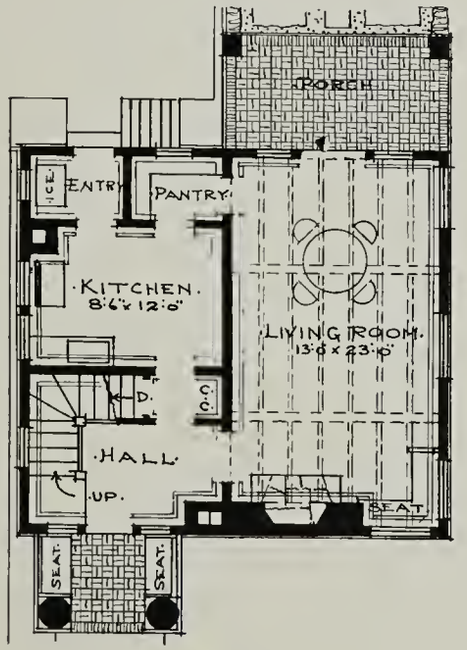
ONE QUARTER INCH DETAIL OF FRONT

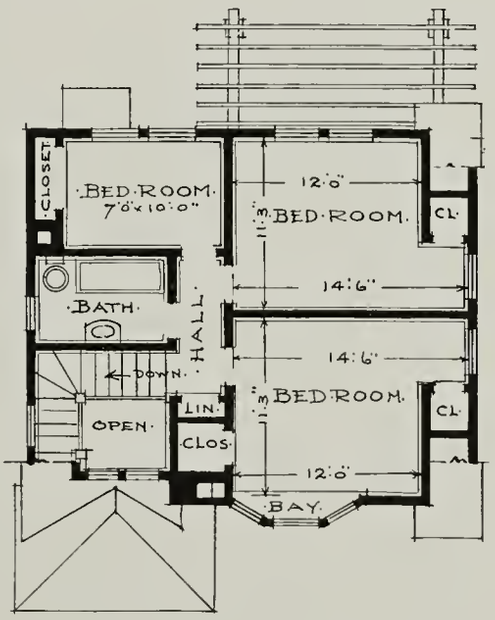
ONE QUARTER INCH DETAIL OF SIDE

Submitted by W. F. Sielman

4515 Prospect Avenue Cleveland, Ohio

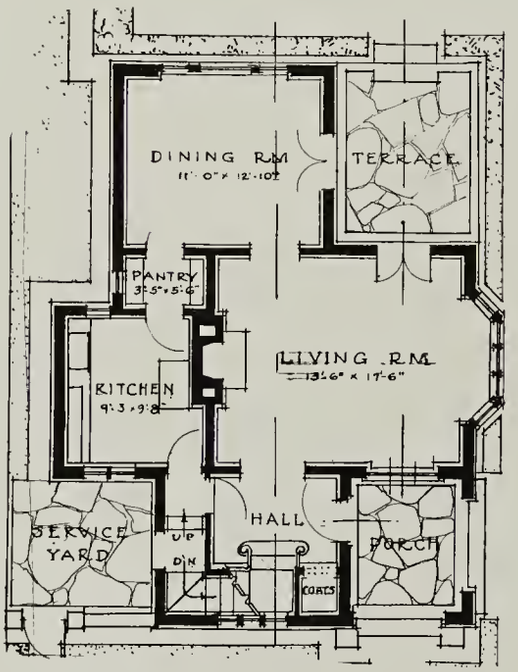


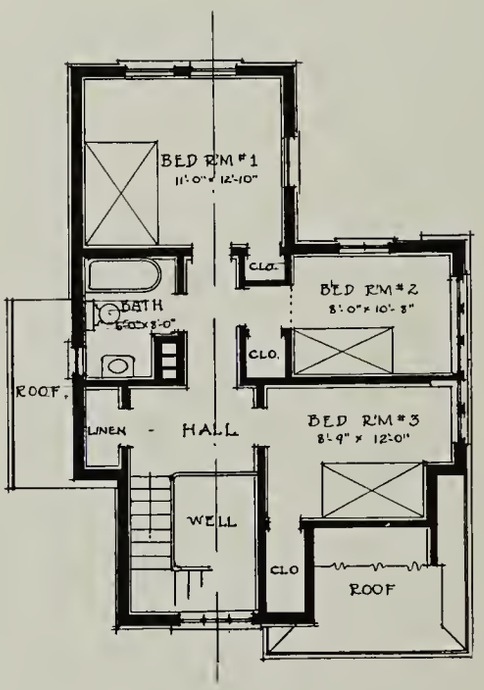




Submitted by Eugene H. McMurray & W. Bell Pulis

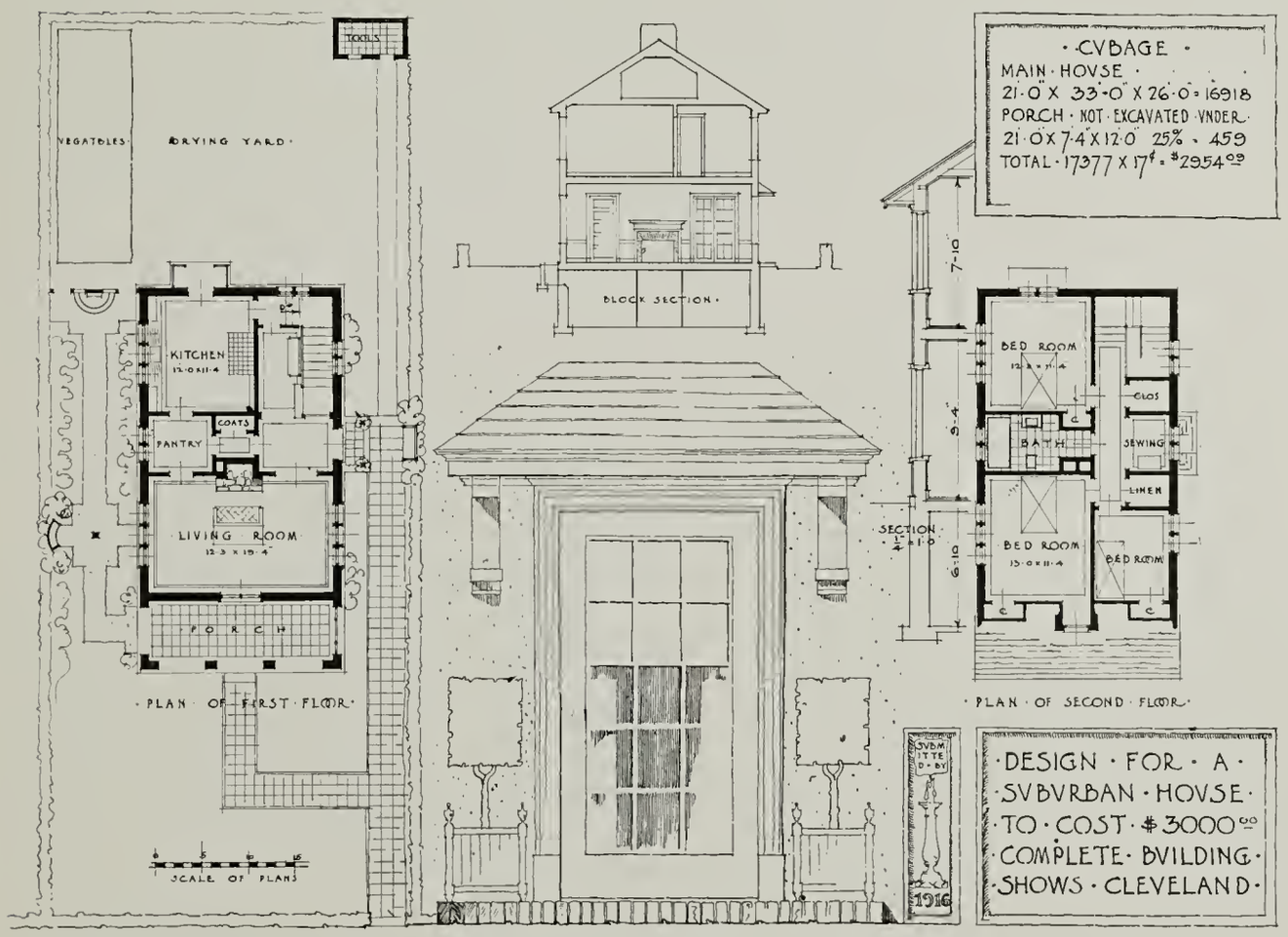
Essex Building Newark, N. J.





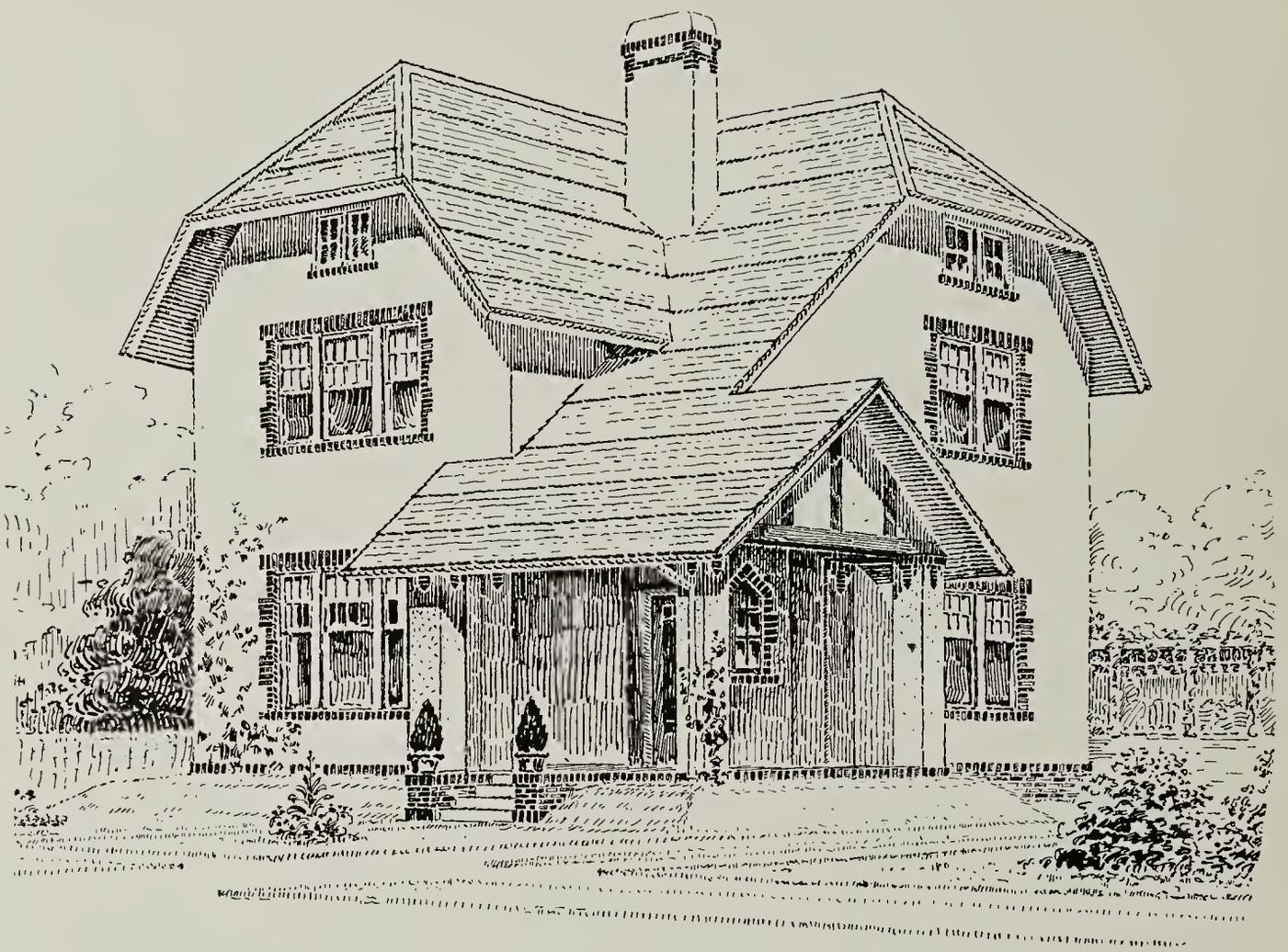
Submitted by Harvey Staring Horton

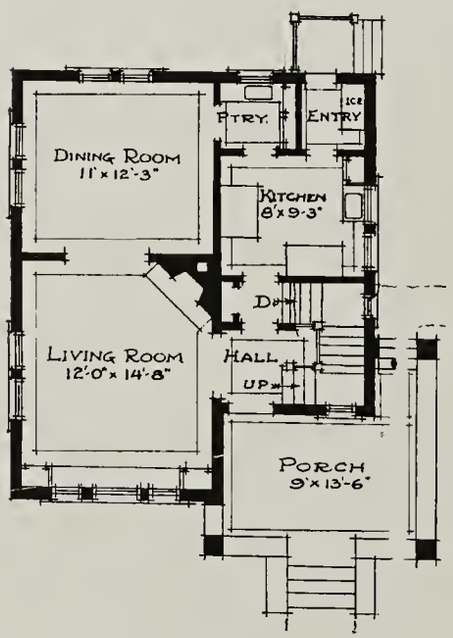
27 Manchester Avenue Buffalo, N. Y.

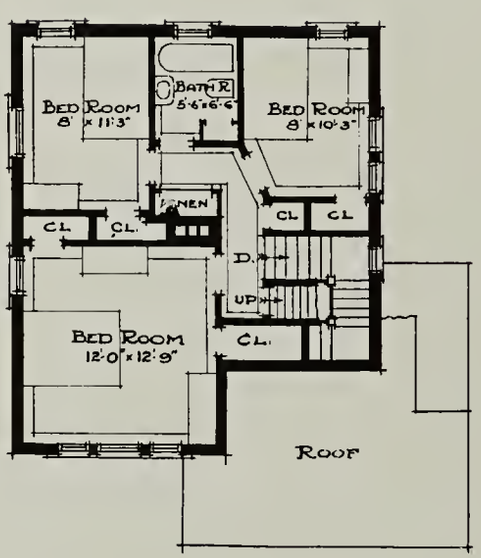


Submitted by Robt. L. Harris

2027 Kennedy Avenue Baltimore, Md.

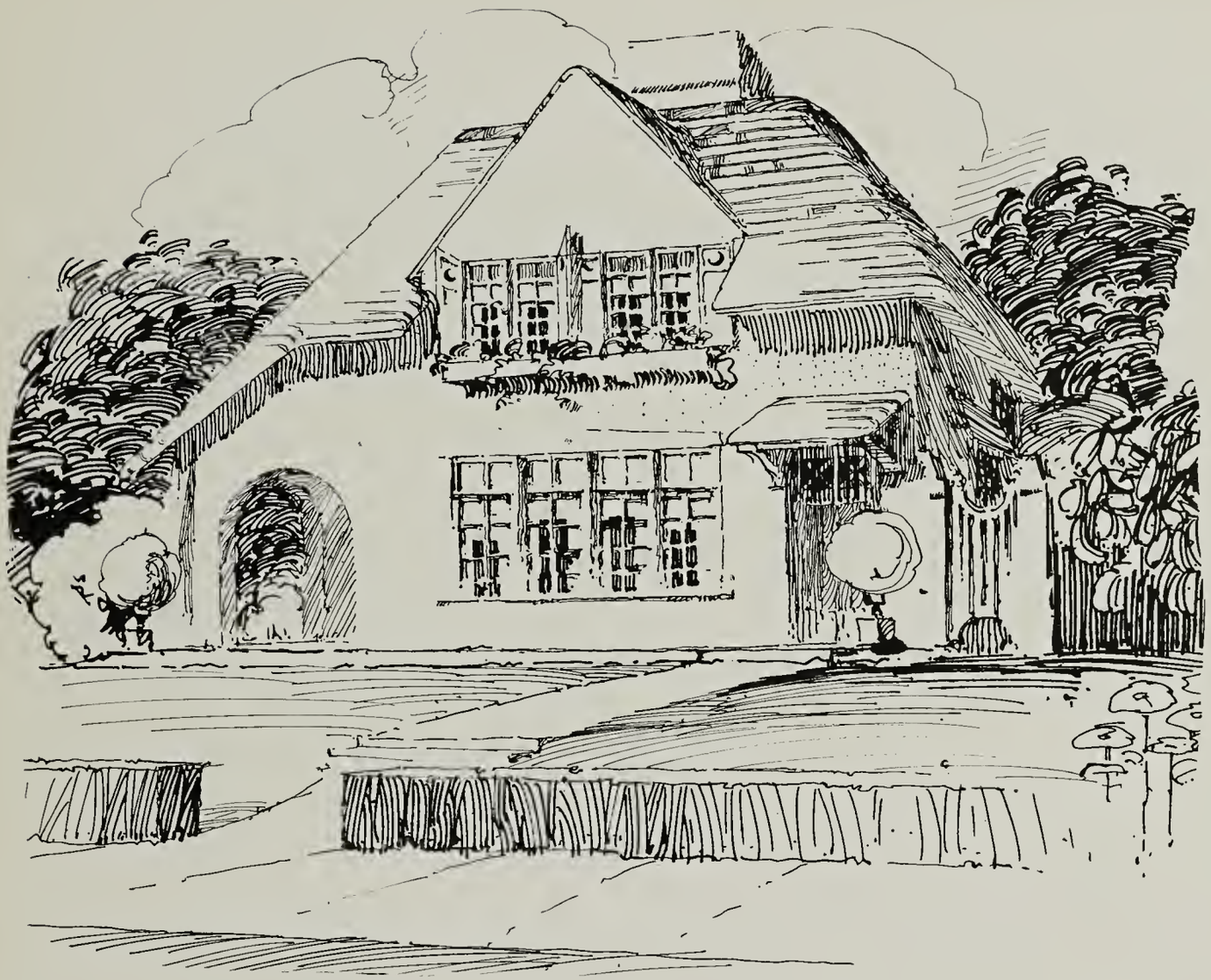


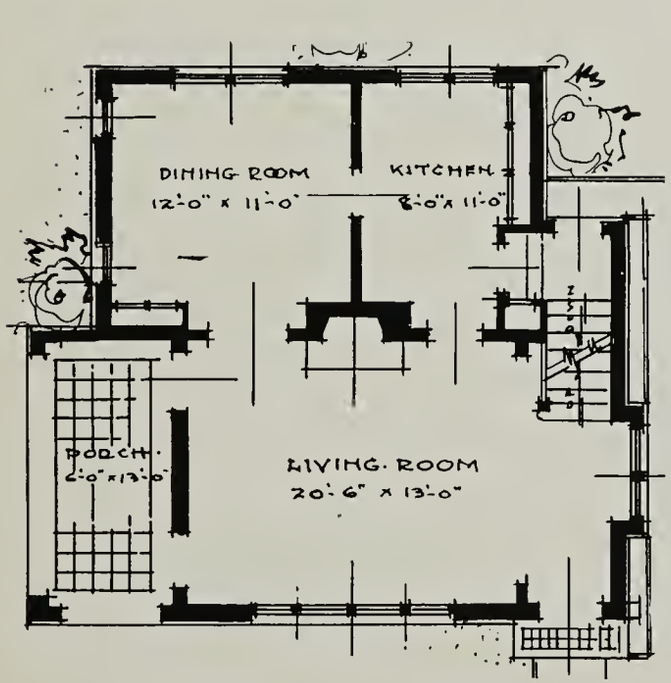


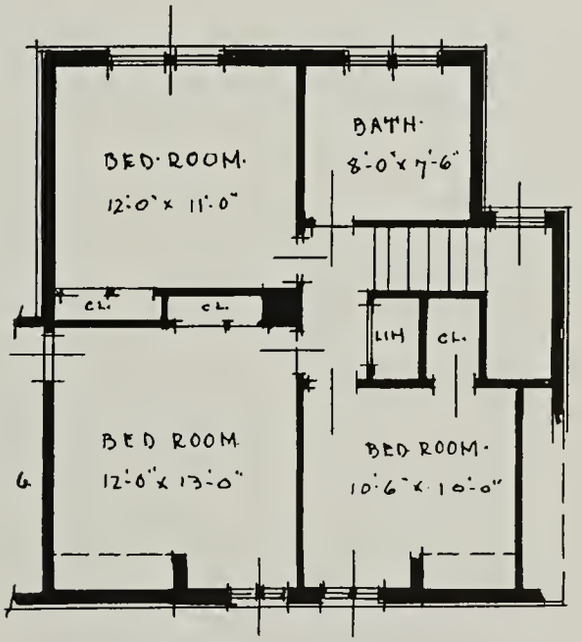


Submitted by Louis E. Sholter

1298 West 111th Street Cleveland, Ohio

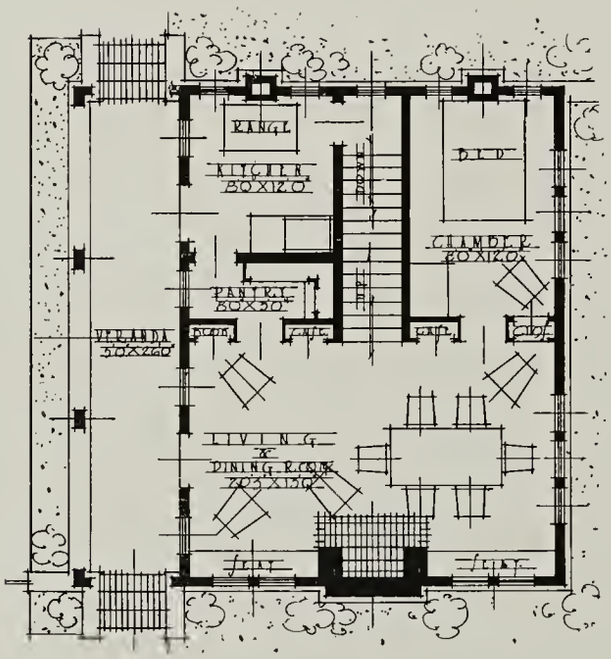


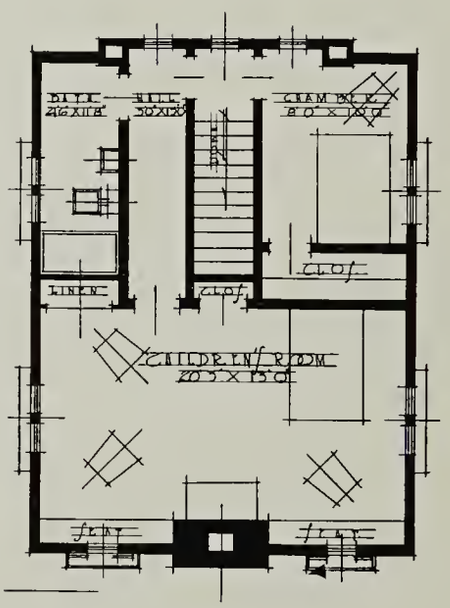




Submitted by P. L. Small & O. J. Ochert

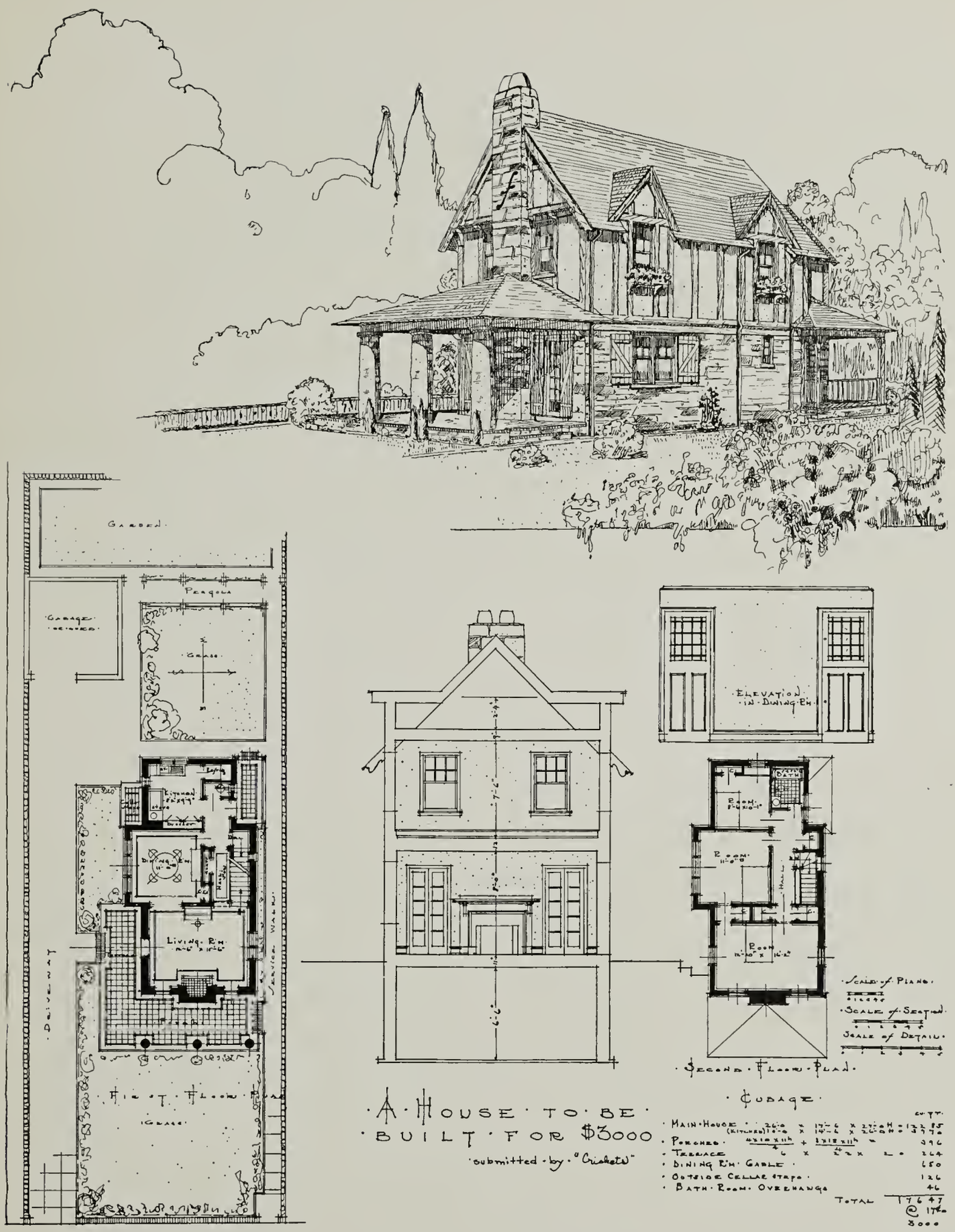
1002 Garfield Building Cleveland, Ohio





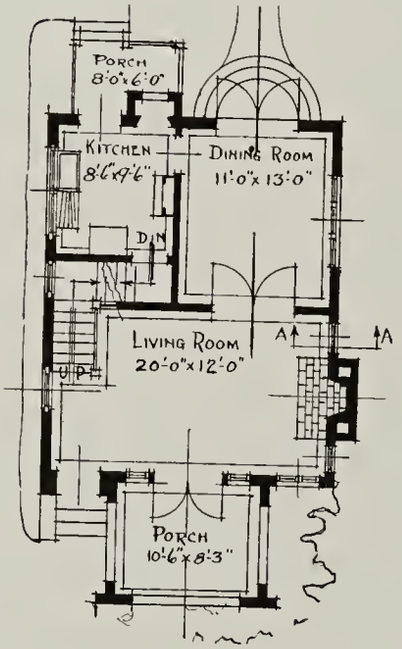
Submitted by Albert Frank Keyman

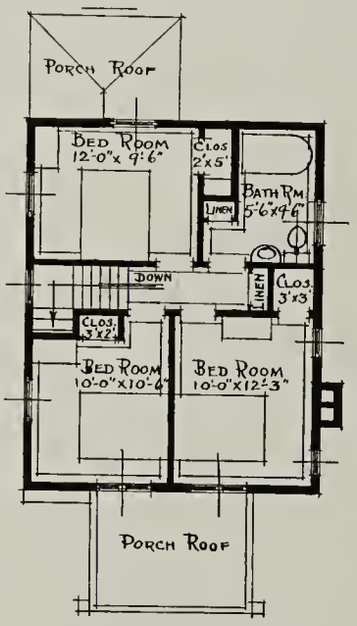
584 Eighteenth Street Milwaukee, Wis.



Submitted by Geo. W. Baumeister

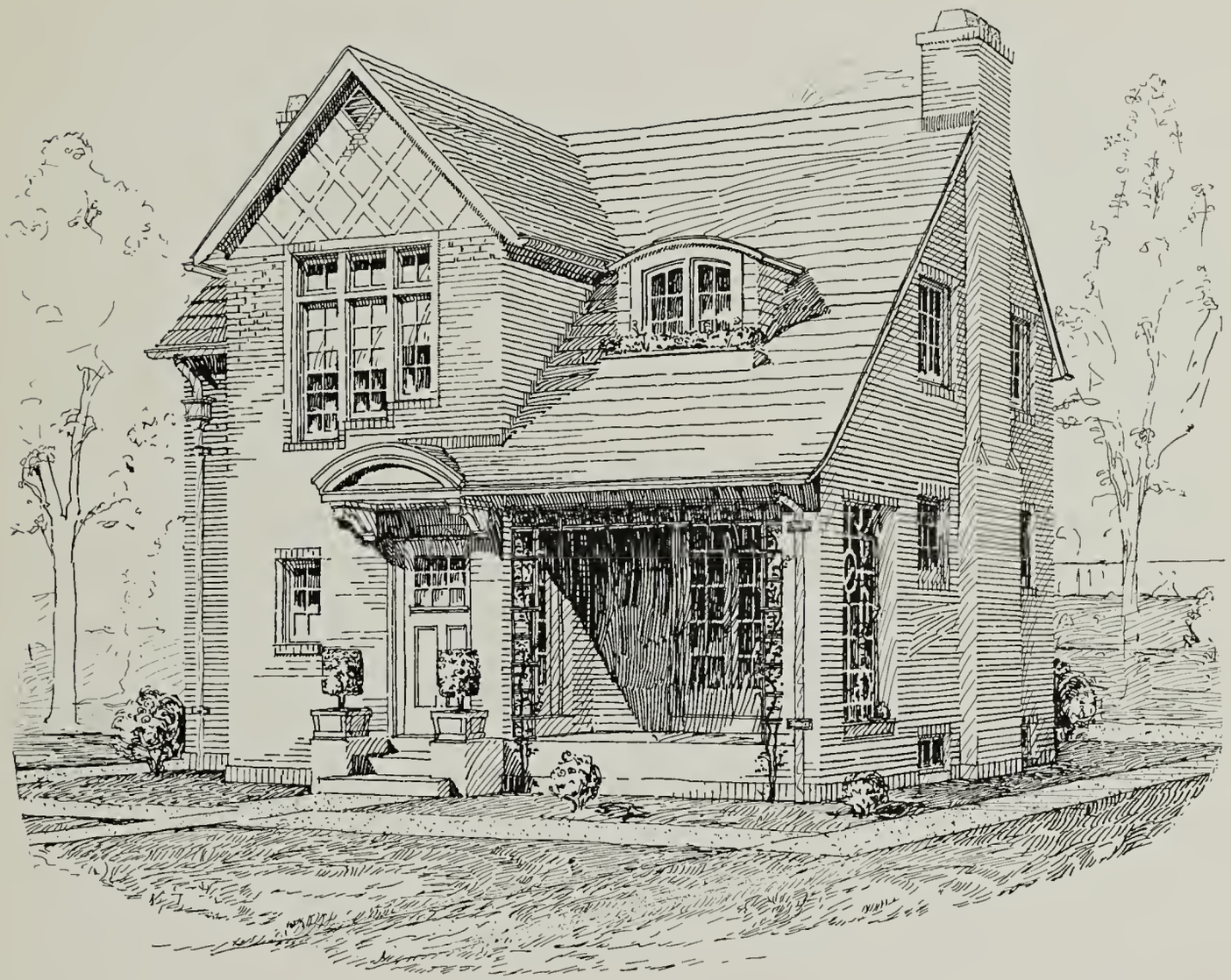
618 Chestnut Street Philadelphia, Pa.

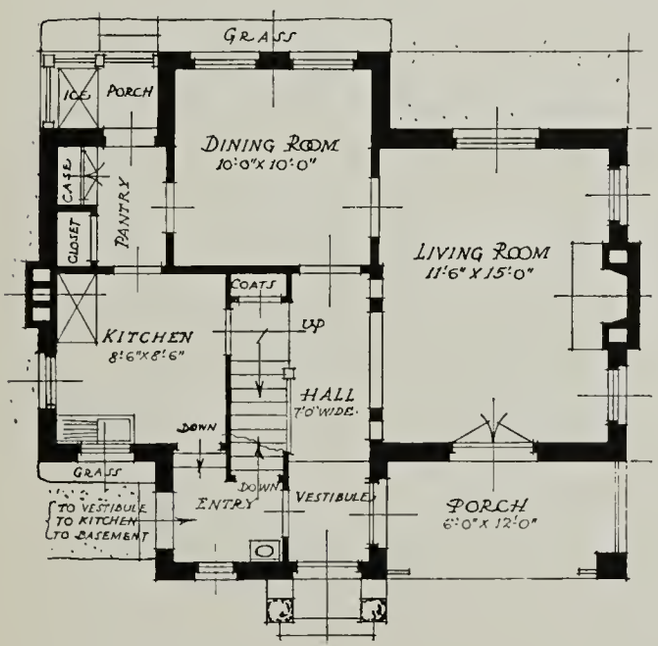


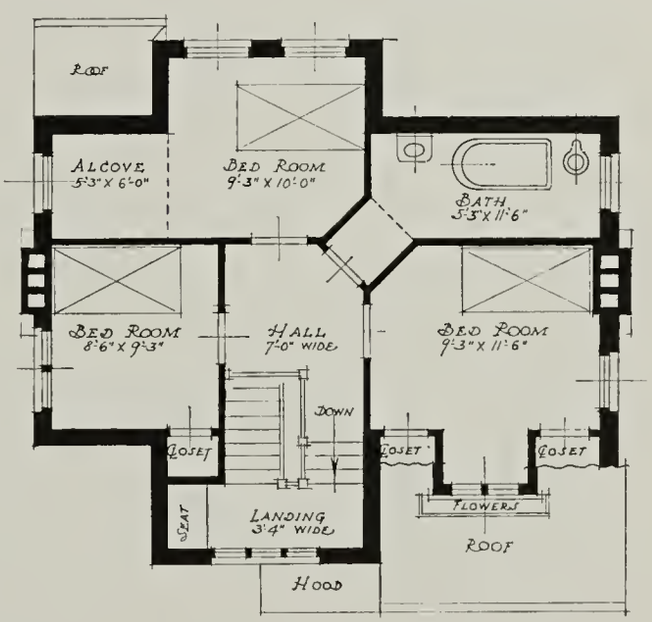


Submitted by A. A. Trevor

Box 332 Van Wert, Ohio

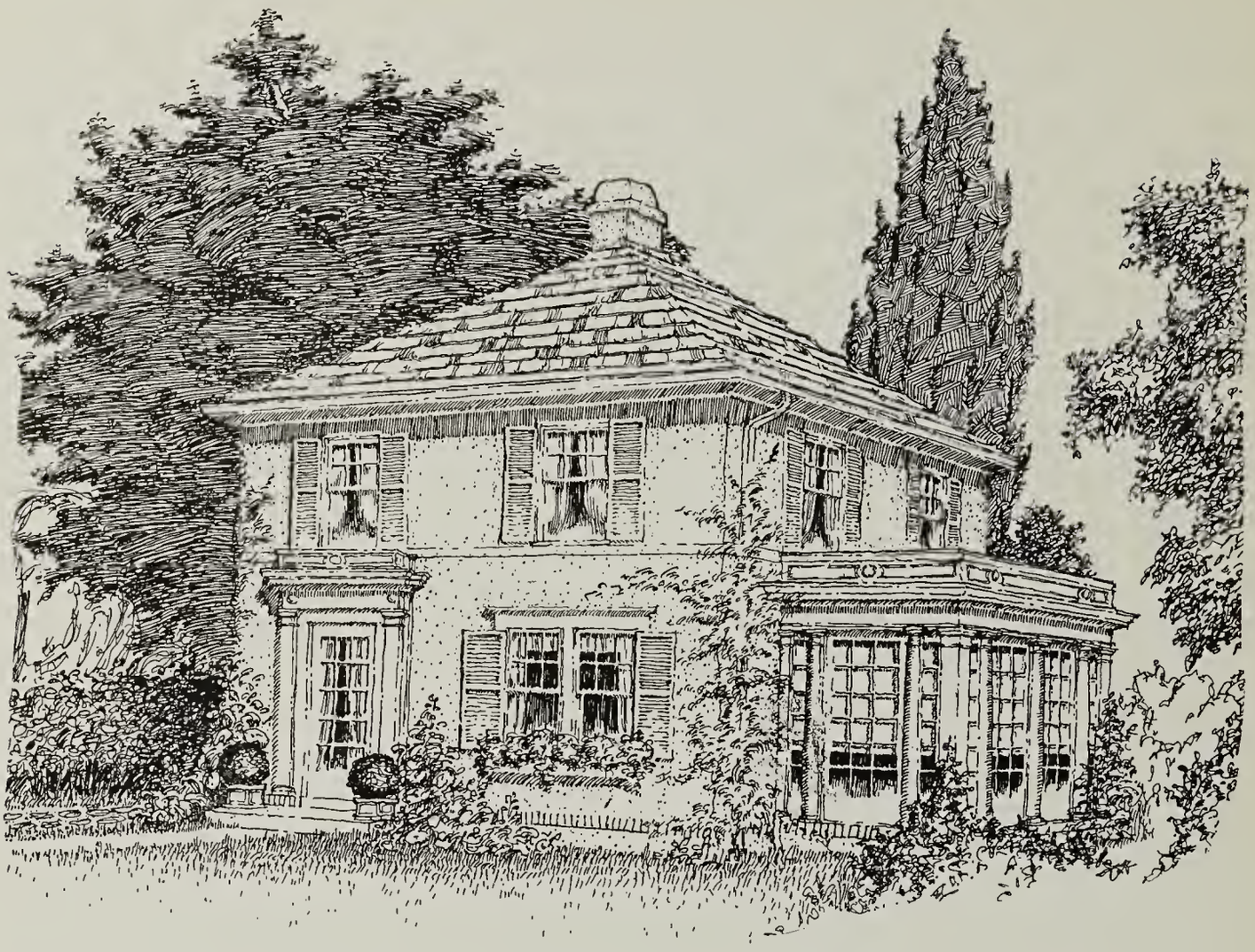


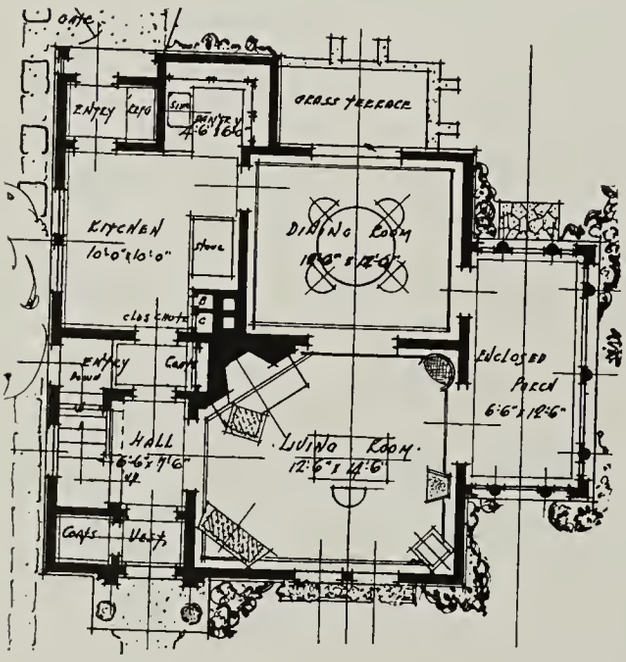


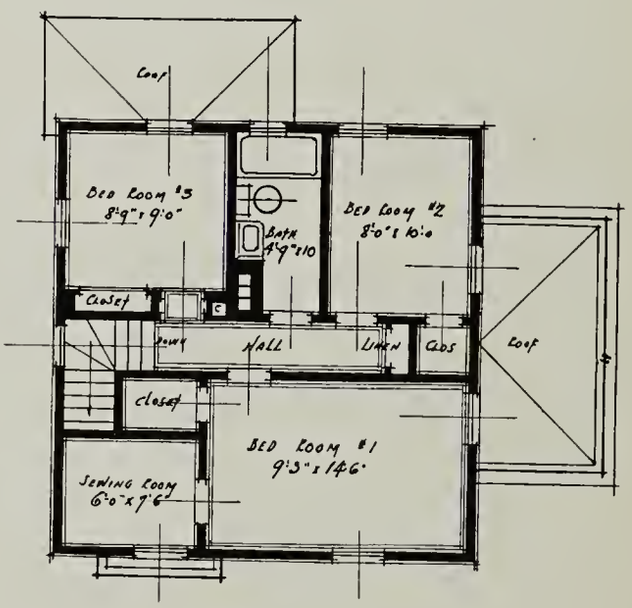


Submitted by Harvey James Pearce

1401 North Broadway St. Louis, Mo.

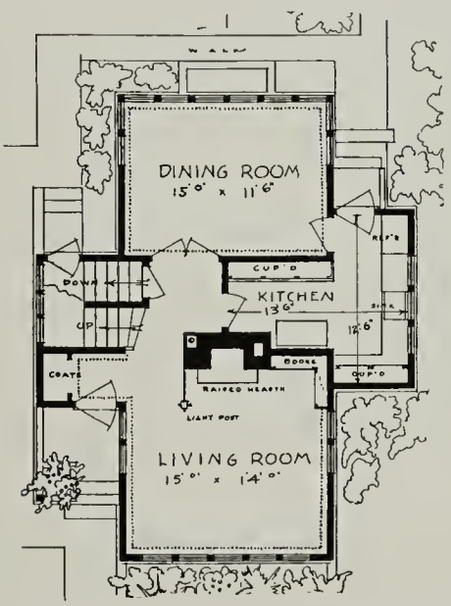


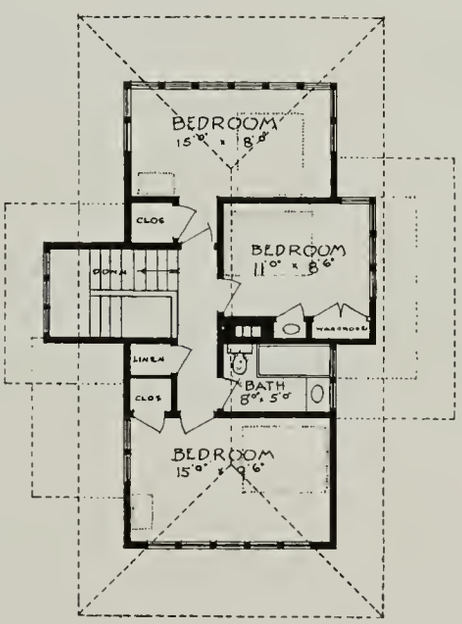




Submitted by Walter E. Gast

679 Northumberland Avenue Buffalo, N. Y.





Submitted by Marion Alice Parker

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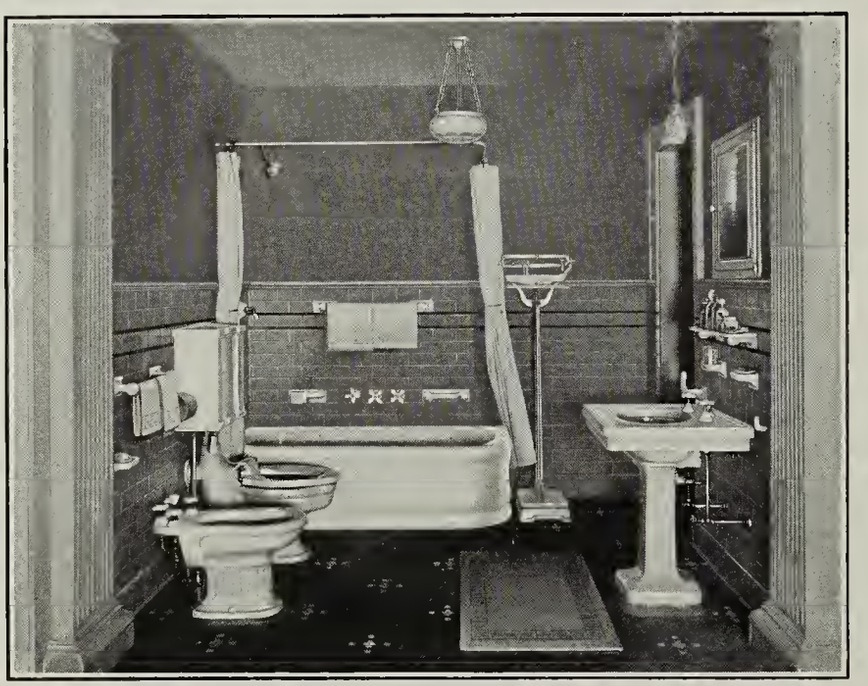

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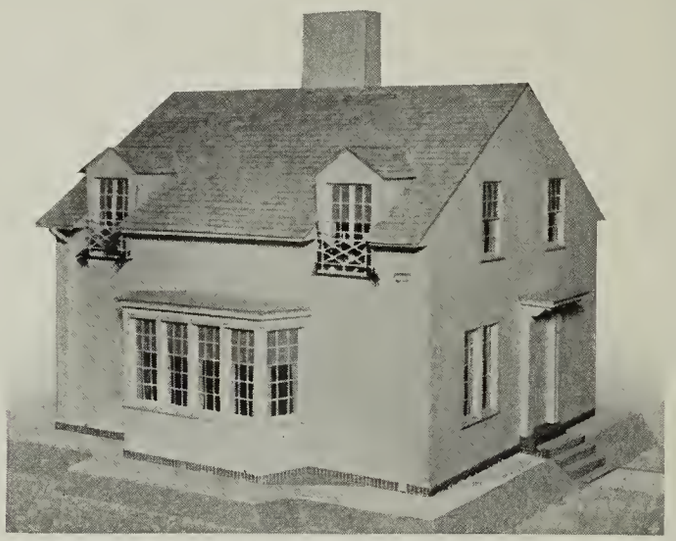

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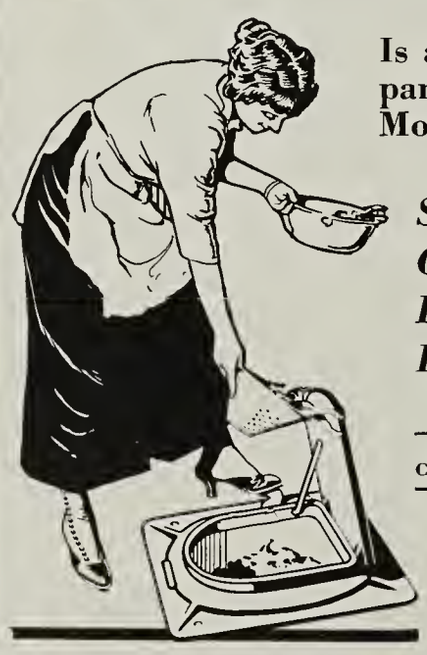

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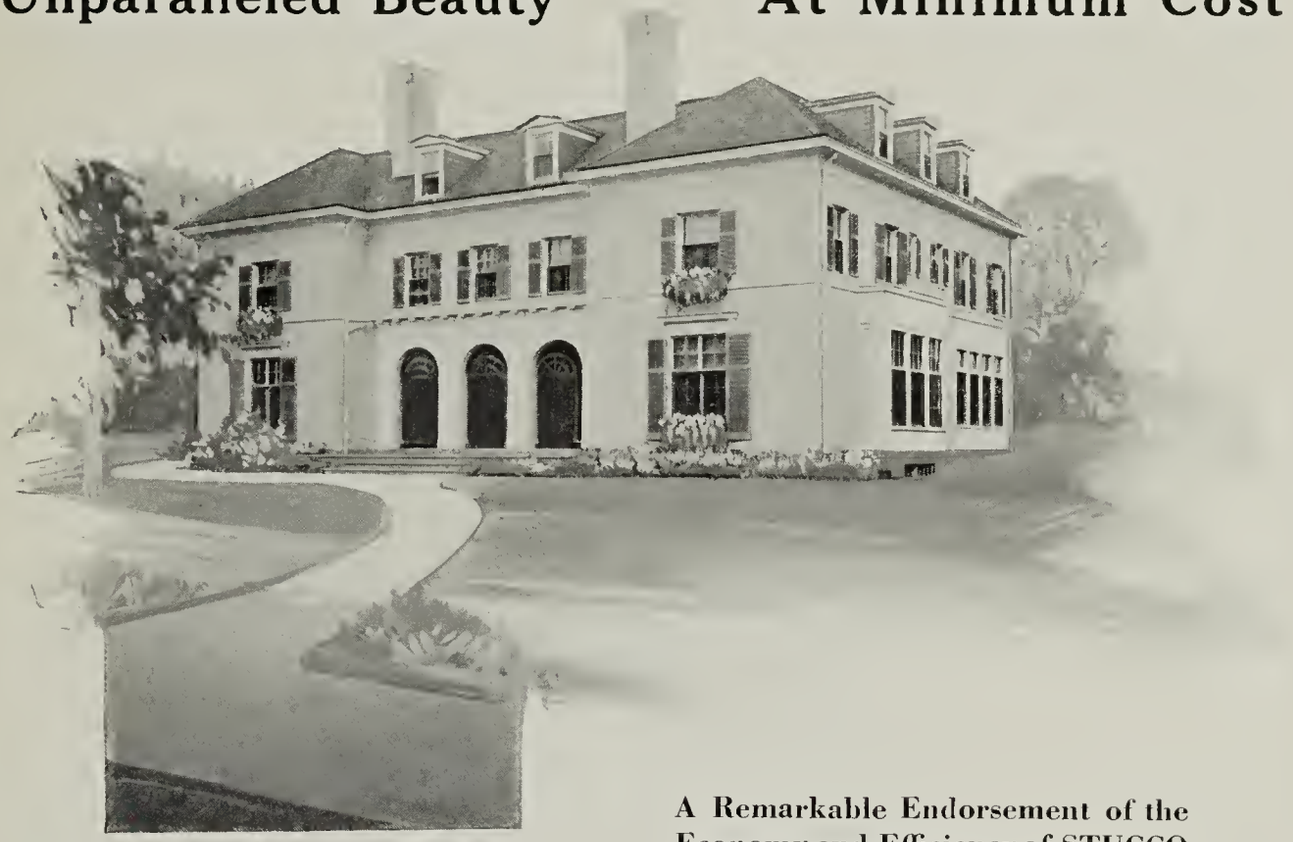


A Remarkable Endorsement of the Economy and Efficiency of STUCCO

Of three hundred Architects, from all parts of the United States, entering the $3,000 House Competition, more than seventy-five per cent used *Stucco* for exterior finish.

The Absolutely Dependable Finish that has Made Stucco Popular

is obtained by using

SAFE
PRACTICAL **KLINGSTONE** CONVENIENT
ECONOMICAL

Klingstone—being ready prepared is always right and uniform.

Klingstone—eliminates waste in mixing, and all guesswork or mistakes that might mean failure.

Klingstone—helps reduce the cost of building and makes a safe and permanent house no more expensive than frame.

Klingstone—has proven its efficiency through seven years of actual use upon thousands of artistic homes. You cannot afford to experiment.

QUALITY AND SERVICE — THE CLEVELAND BUILDERS SUPPLY CO. — CBS

MEMBERS OF
S - A - F - E

THE
Cleveland Builders Supply Co.
Manufacturers
LEADER-NEWS BUILDING, CLEVELAND

Ask for book of *Klingstone Homes*

HEISTER SAYS

A Battleship in the Sahara Desert is no more out of place than a fine house on a poorly located lot! Its like being "All dressed up and no place to go!"

Your Home is *"Dead Weight"* unless it is a good investment for some one else to buy!

Your Home as an investment is directly in proportion to the number of your friends *Constantly Beseeching You* to let them have it at a *Profit To You.*

The Best House in the World can't hold up value on a *"Makeshift"* lot because your building itself *seldom improves* with age and you know it!

Now Then What really *actuates* the buying public to *want your* place—why the *Location* of course.

Yes, Siree! *Location is the foundation of all profit!*

And So the choice of your lot becomes of *Vital Importance To You. Here* is where *HEISTER* gets on the job!

The Best Residence Sections thruout Cleveland are teeming with *Heister Lots.* These are not a conglomeration of odds and ends, endlessly exploited on an unsuspecting public by every curbstone broker in town—but they are representative—in High Class restricted residential sections—where improvements have been *installed* and *paid for.*

Unless a property has a well defined future you *can't buy it* from *HEISTER.*

For Ten Long Years I have specialized in selling Home-sites—mind you, *Lots Only —Always* in the path of *Mr. Everworking Progress. Hundreds* have started their upward climb to happiness, wealth and prosperity, *thru my guidance.*

When You See a *"Heister"* sign on *any piece of property, you had better get busy*—there's something "Stirring" there.

Show Me How You Can Fail To Profit by at least familiarizing yourself with what I have to offer you in your chosen environment *Right Now*—and I'll demonstrate *the weakness* of your "proof"!

Looking Ahead For You Is My Vocation. I simply can't help it—even if *you won't help yourself!*

BEAR IN MIND

I sell lots of lots exclusively to lots of exclusive people! *Yes*—If Lake Erie *Ever Does Go Dry* you can gamble *HEISTER* will cut it up into *"Lots" for you.*

COME, LET'S GET ACQUAINTED!

L. H. HEISTER, JR.

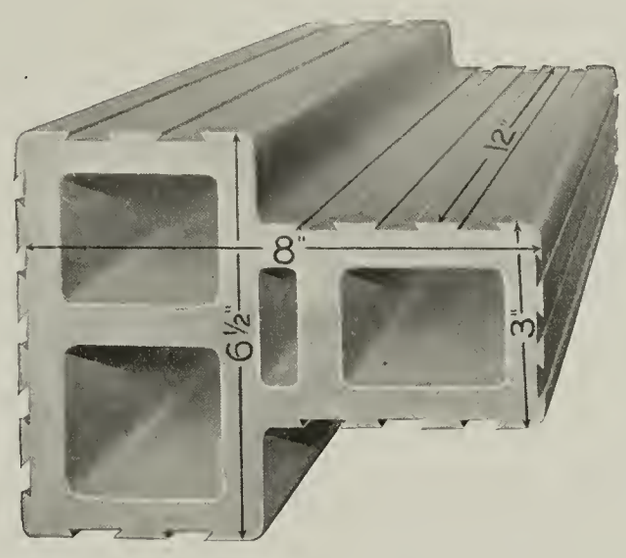
ALLOTMENT SPECIALIST

HEISTER LOTS
CITIZENS BLDG.
BOTH PHONES

R. B. Curtiss, Gen'l Sales Mgr.

A LOOK MEANS A LOT
HEISTER
-U-NO-ME-

For Every Man's Home



Denison Interlocking Tile

DENISON INTERLOCKING TILE
For Every Man's Home

A Mansion on which no expense was spared
Paul F. Mann, Architect
Denison Interlocking Tile with stucco exterior

Texas Bungalow, six rooms, costing $3400
C. W. Bulger & Sons, Architects
Denison Interlocking Tile faced with stucco

A Colonial Home of moderately high cost
Denison Interlocking Tile faced with brick

Summer Cottage of moderate cost
Woodroofe & Constable, Architects
Denison Interlocking Tile exposed with no facing

This material is adapted to the construction of every man's home, no matter how inexpensive or how costly he may desire to make it.

It has been used for hundreds of well known buildings like these in this folder, and for countless other residences and cottages costing $3000 or even less.

It is *not only fireproof* but it protects the home against the far more common troubles of summer heat, winter cold, storms, dampness and decay. Look at these homes representing every class of work—study the illustration opposite—and see what Interlocking Tile Walls would do for your home.

DENISON INTERLOCKING TILE

What It Is—What It Will Do

Denison Interlocking Tile is a hard burned, hollow clay tile of special design for bearing walls, curtain walls, foundations and partitions in all kinds of buildings.

Great Strength

Walls have great supporting strength because webs stand directly over each other. Walls have great lateral strength against roof thrusts, wind pressure, etc., because each tile is interlocked with those above and below, and because there are no through mortar joints.

Warm in Winter, Cool in Summer

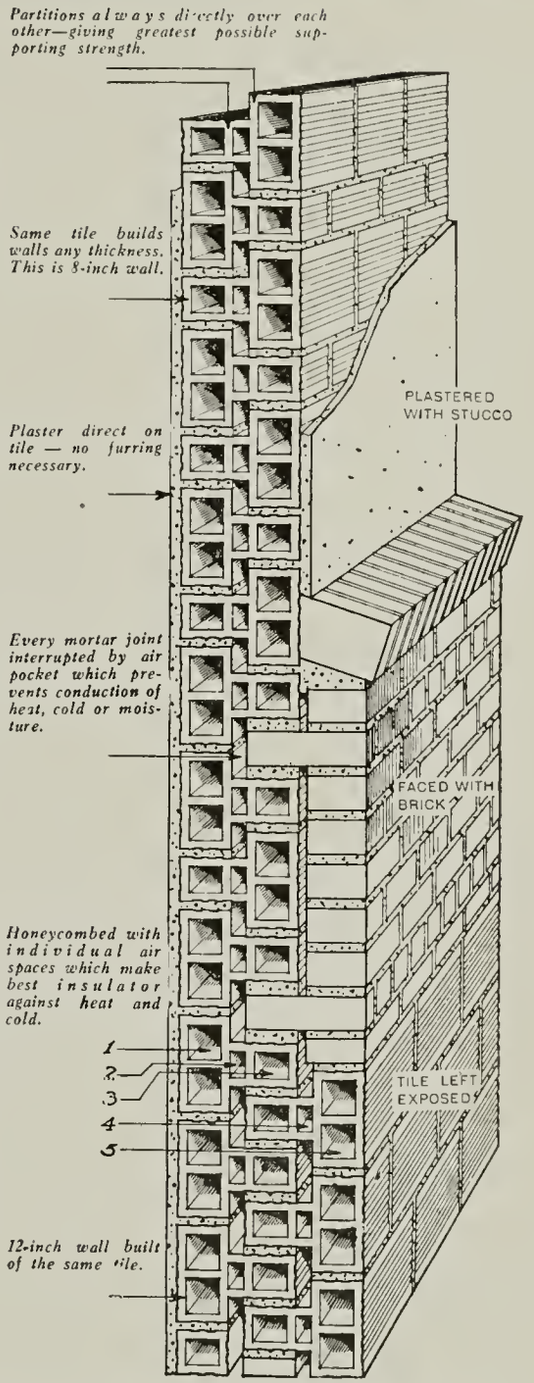
Walls are non-conductors of heat and cold. The many dead air spaces in the wall and the absence of through mortar joints insulates the interior from the exterior in a way impossible in any other type of masonry wall.

Dry Walls

The mortar joints through which moisture and dampness penetrate the ordinary wall are interrupted by air pockets which effectually prevent passage of moisture.

Fireproof Walls

Denison Interlocking Tile meets the tremendous demand for fireproof walls and offers other equally important features which should give it consideration over every other fireproof material.



Used with Any Finish

Denison Interlocking Tile can be used with any type of exterior. It gives a firm dovetailed surface for stucco; it bonds perfectly with face brick; it makes a dry, warm backing wall for stone—or it may be left exposed to the weather with no facing material whatever.

Builds Walls Any Thickness

One shape and size builds eight, twelve, sixteen inch—or any width of walls. There are no left-over sizes.

Lays Up Rapidly

The tile is handled by the mason *with one hand* without laying down his trowel. He has only one shape to handle, no matter what width wall he builds.

The tile equals seven common bricks, yet requires only one-third as much mortar.

Denison Interlocking Tile

Used for the Finest Buildings

Here are a few of the representative buildings in which Denison Interlocking Tile has been used for all walls.

Other Well Known Buildings

These pages might be filled with names of other well known buildings where Denison Interlocking Tile has given great satisfaction.

May Co. Department Store, Cleveland, O.
D. H. Burnham & Co., Architects
James Black Masonry & Contracting Co., Contractors

Municipal Building, Dallas, Tex.
C. D. Hill & Co., Architects

Chamber of Commerce Bldg., New Haven, Conn.
Brown & Von Beren, Architects

Coney Island Hospital, Coney Island, N. Y.
Edward Pearce Casey, Architect

Residence, George McKesson Brown, Long Island
Clarence Luce, Architect

Whitmarsh & Washington Apartments, Providence, R. I.
Frank Wyatt Woods, Architect

Church of Visitation, Tacoma, Wash.
C. Frank Mahon, Architect

Jax Brewery Co., Jacksonville, Fla.
Helfensteller, Hirsch & Watson, Architects

Pacific Coast Condensed Milk Co., Stanwood, Wash.
W. N. MacBriar, Architect

Cleveland City Hospital, Cleveland, O.
Myron B. Vorce, Architect
E. B. Willingale, Associate

Fleischmann Yeast Co., Sumner, Wash.
John Graham, Architect

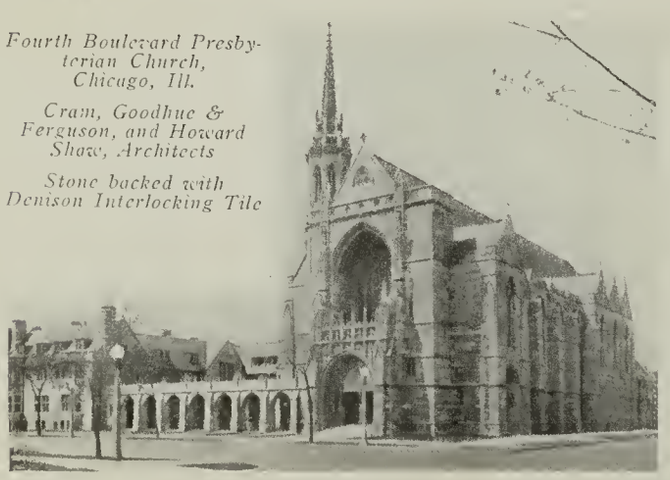
Fruit Exchange Building, Sacramento, California
Chas. Kaiser, Architect

St. Louis Country Club, St. Louis, Mo.
Mauran, Russell & Crowell, Architects

Write for Information on Home Building

Denison Interlocking Tile Corporation

EXECUTIVE OFFICES
Hippodrome Bldg., Cleveland, O.



Fourth Boulevard Presbyterian Church, Chicago, Ill.

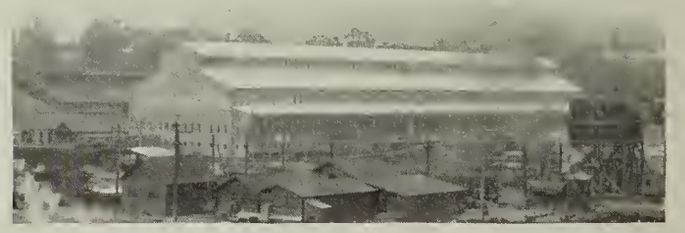
Cram, Goodhue & Ferguson, and Howard Shaw, Architects

Stone backed with Denison Interlocking Tile

Home of John L. Brock, Trenton, N. J.
W. W. Slack & Sons, Architects

Hotels Statler, Detroit and Cleveland
Geo. B. Post & Sons, Architects
Denison Interlocking Tile faced with brick

Santa Fe Depot, San Diego, Cal.
Denison Interlocking Tile faced with stucco



American Smelting Company Plant, Tacoma, Wash.
Denison Interlocking Tile used with no facing whatever

St. Mary's Hospital, Niagara Falls, N. Y.
W. P. Ginther, Architect
Seven-story building supported entirely on its tile walls

ARTCRAFT
CLEVELAND